Monthly Bulletin

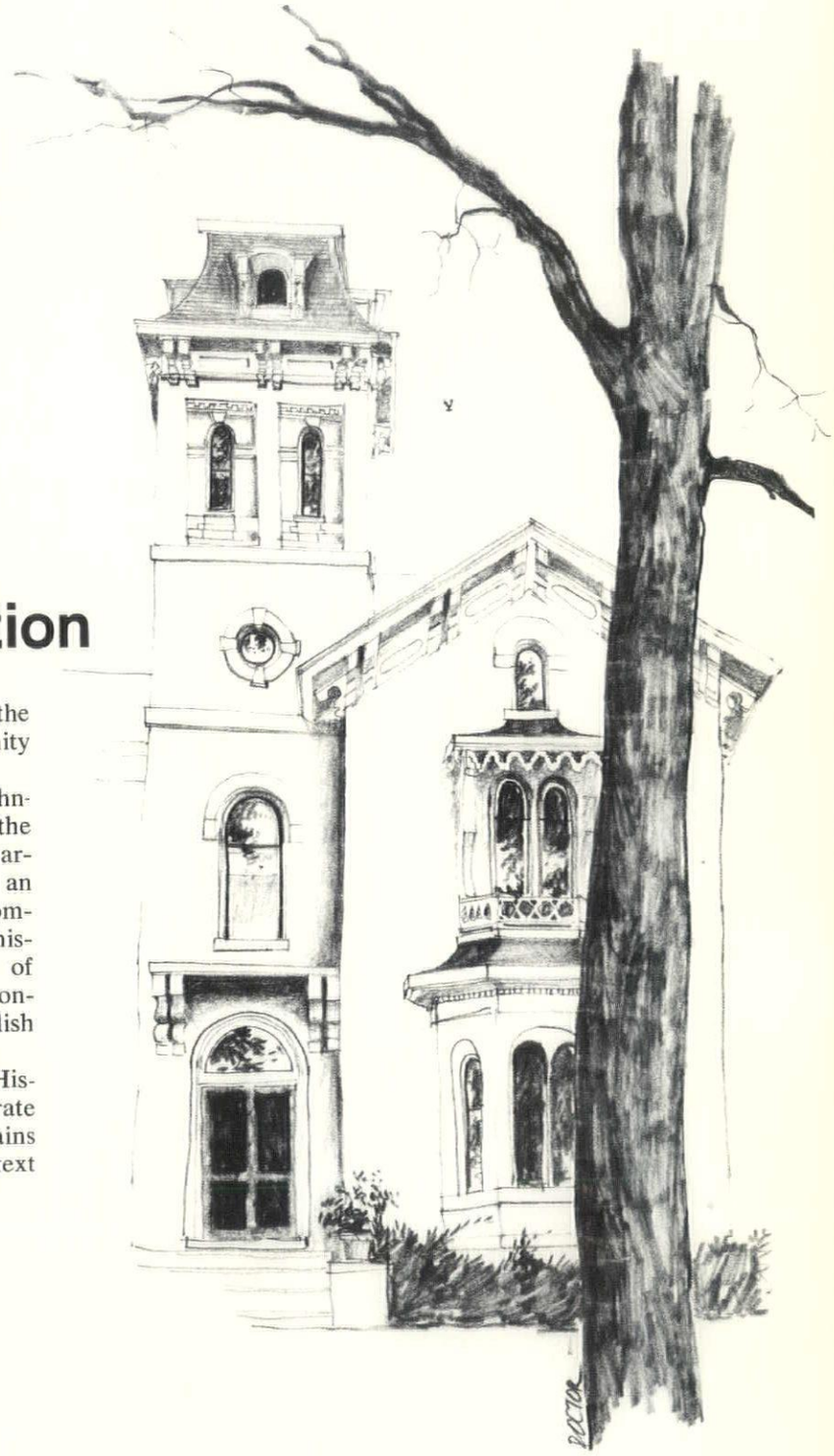
Michigan Society of Architects

October 1973
50¢

1830-1847
Greek Revival

During the initial years of settlement of southern Michigan, builders proceeded freely to use Greek forms which in the eastern states were replacing Georgian architecture following the example of England. By 1825, when the Erie Canal offered an easy entry into the northwest, the East had already embraced this temple style of architecture and the builders of public buildings and houses for the most prosperous settlers fell into easy imitation.

Historic Marshall
A Plan for Preservation



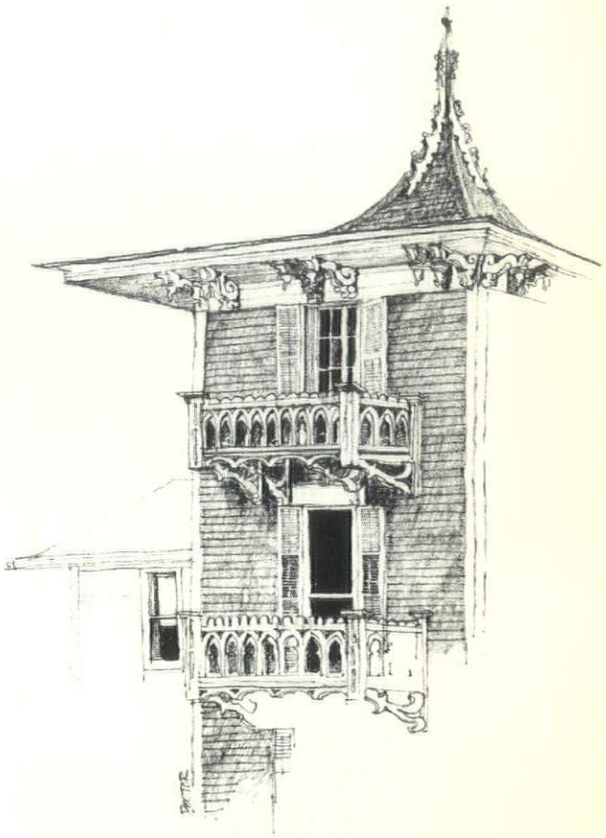
The drawings on these pages are from a study of the Town of Marshall, Michigan, a unique community with a strong visual sense of its own history.

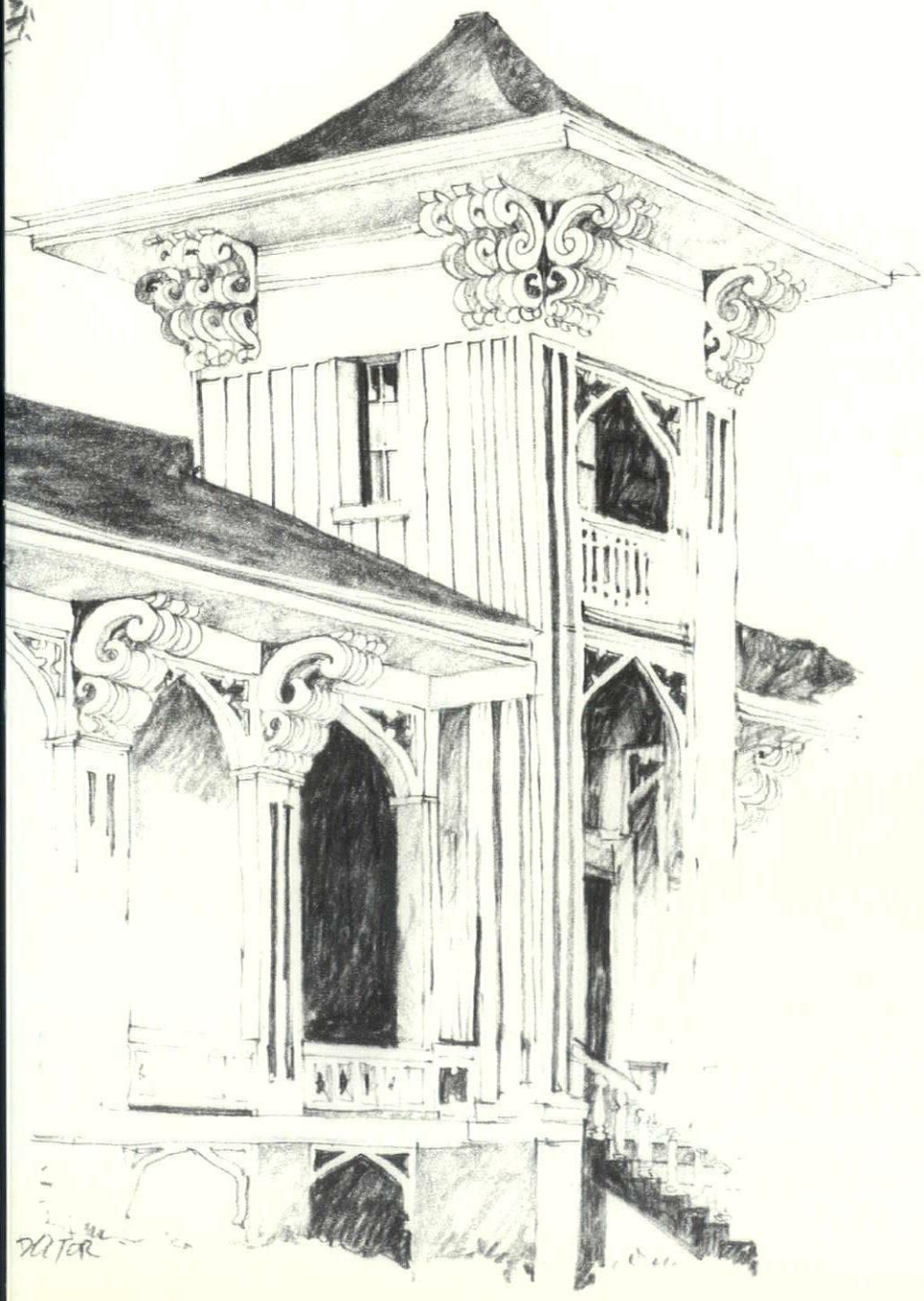
The study, conducted by the Firm of Johnson, Johnson and Roy is for the purpose of establishing the present values of what has been constructed in Marshall, to recommend what should be preserved as an integral part of the city's future growth and to recommend a legal framework for implementation. The historical, architectural and environmental qualities of each building, structure and object have been considered in depth in order to objectively accomplish these goals.

The study has been published by the Marshall Historical Society and copies are available at a moderate price. In addition to these drawings the book contains photographs and maps of the areas, illustrating the text of the study.

Gothic Revival

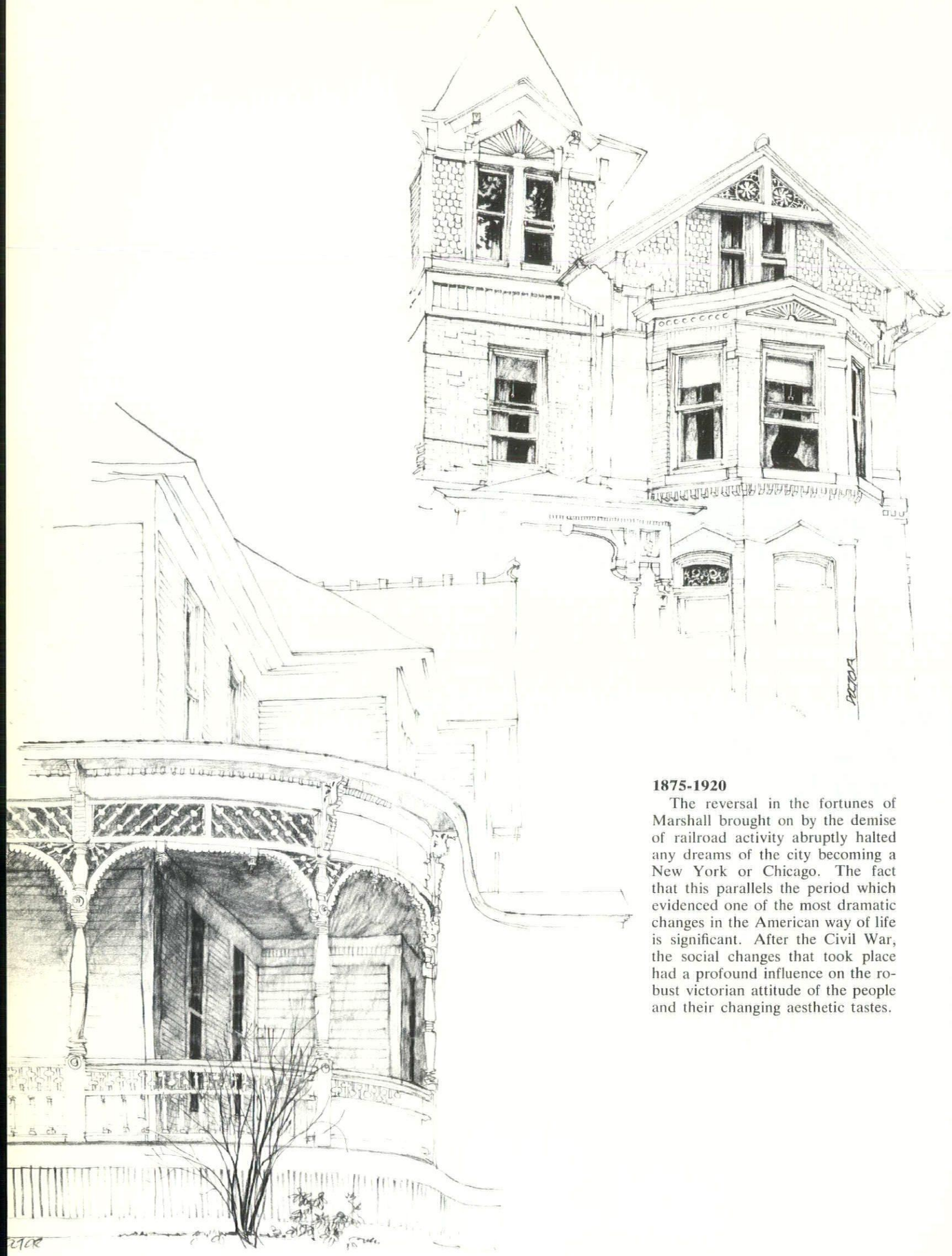
Simultaneously with the advent of the railroad in Marshall, the national philosophies that spurred the Greek Revival period were coming into severe conflict with the growing slave issue. It was only as the nineteenth century matured that the issues began to sharpen into a first-rate political controversy until, in the 1850's, it became the very fulcrum on which the fate of the nation balanced. It was at this time that the Greek idiom began to give way to Gothic Revival. The style actually saw some experimentation early in the nineteenth century, but it was not until the late 1950's that it became popular in Marshall.





Italianate

Quickly on the heels of the Gothic Revival other "antique" styles were clamoring for attention. Like the Gothic, all of them were echoes of American contacts with Europe, Asia or Egypt. The most prevalent style, however, which achieved popularity in Marshall was the Italianate. This arrived shortly after the Gothic but lasted almost the exact same period of time. Visually it differed significantly from the Gothic Revival because of hipped roofs and prominent ornamental brackets at the eaves. This style offered the maximum in flexibility of plan because it was based on no symmetrical features whatsoever. In its most distinguished form, a tower became an integral part of the design, being known as the Italian Villa style.



1875-1920

The reversal in the fortunes of Marshall brought on by the demise of railroad activity abruptly halted any dreams of the city becoming a New York or Chicago. The fact that this parallels the period which evidenced one of the most dramatic changes in the American way of life is significant. After the Civil War, the social changes that took place had a profound influence on the robust victorian attitude of the people and their changing aesthetic tastes.

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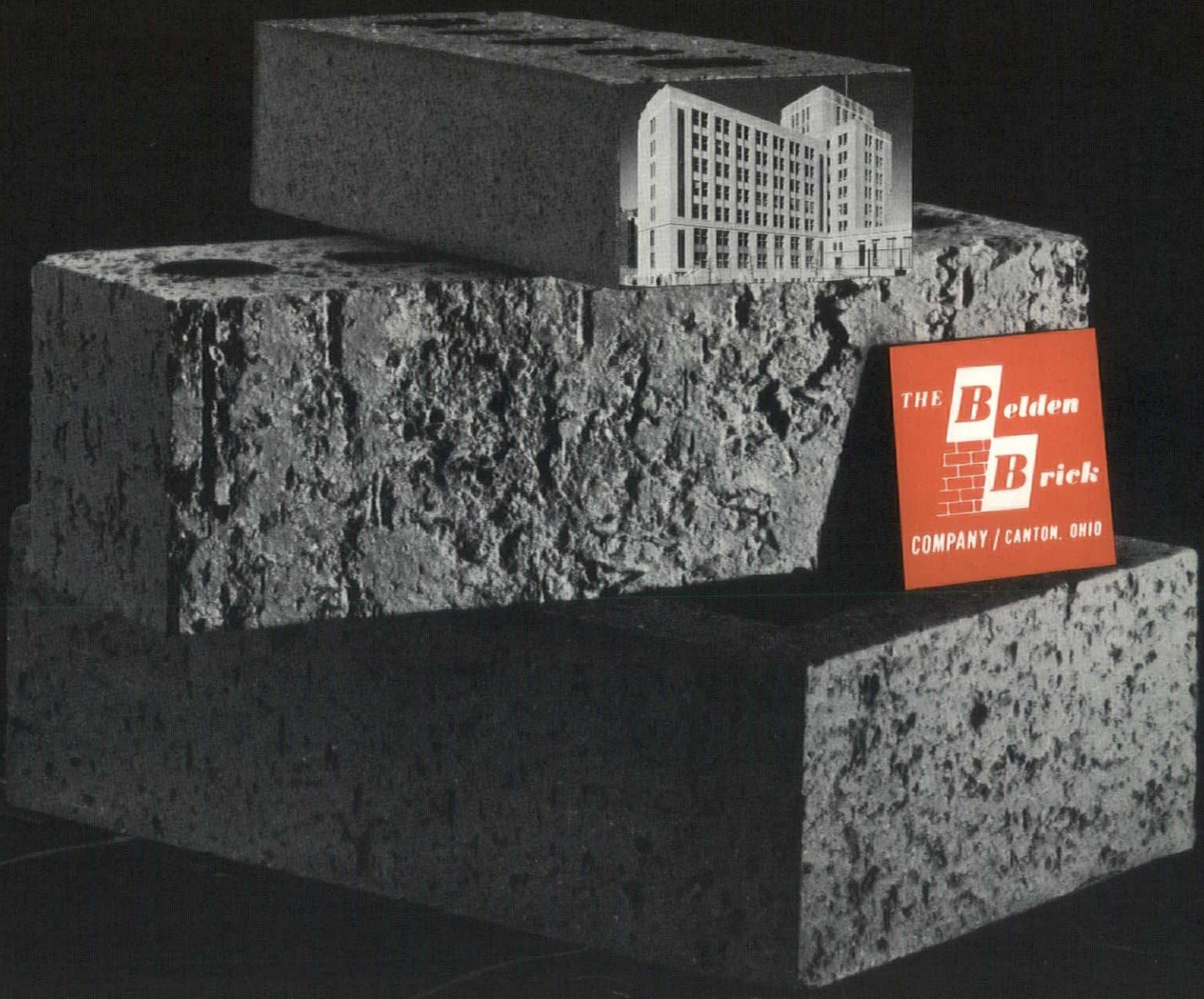
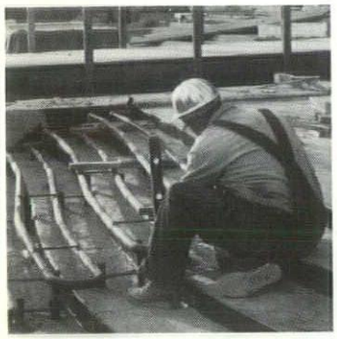
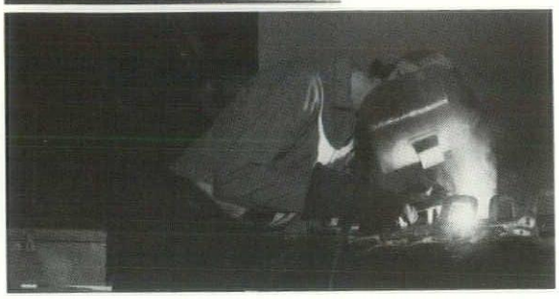
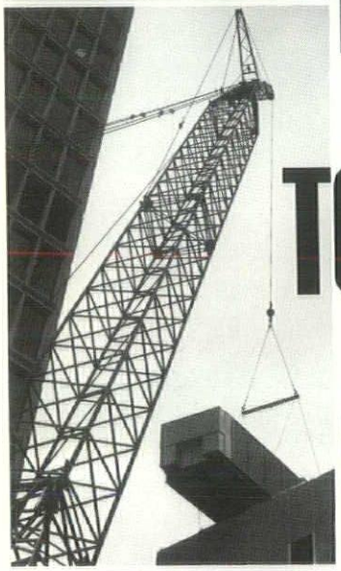
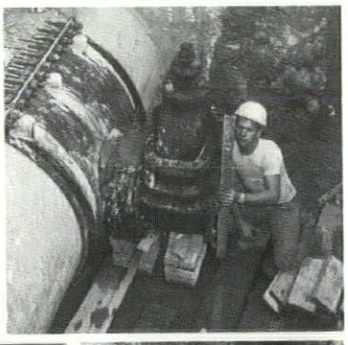


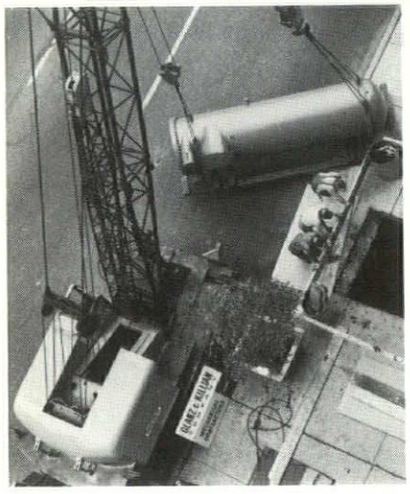


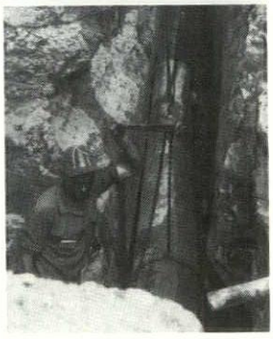




TOOLS OF THE TRADE







No good mechanical contractor can operate without them. But it's how they're *used* that counts. And often as not, that depends on what's gone on before the work starts.

Is the job being done in the best possible way? Have all options been considered? Is future expansion provided for? Answers to questions like these have to be hammered out first. And we won't touch a tool until they are. This is the way we go at it—standard operating procedure—so that our customers get the best possible value.

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Monthly Bulletin

Vol. 48, No. 9
September, 1973

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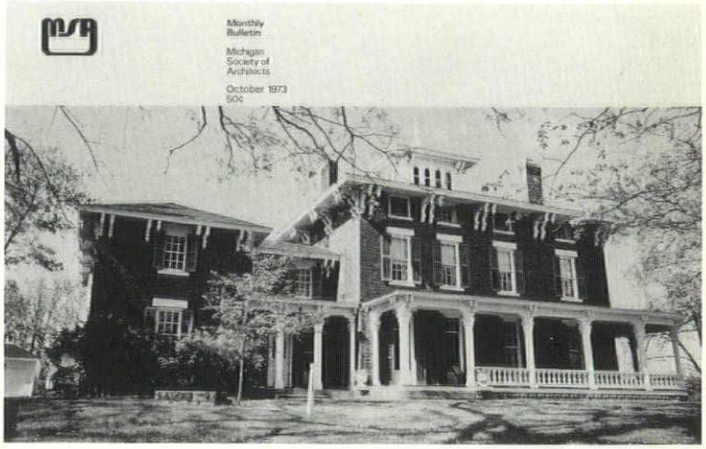
We regret the omission of credit to John Haro, FAIA for the story on William Buck Stratton in the August issue of the MB. John researched and wrote the story and the photos on page 9 and the exterior photo on page 8 of the second Stratton residence were taken especially for the Bulletin by Balthazar Korab. Our apologies gentlemen; Ed:

Chauncey M. Brewer House
"Oak Hill"
410 North Eagle Street
Marshall
This house was built in 1858 by Chauncey Brewer, an early settler and prominent merchant who came to Marshall from New York in 1836. The house is constructed of brick in the Italianate manner, popular in the third quarter of the 19th Century, and is embellished with elaborate machine-milled bracketing under the eaves. The house was recorded in the 1965 Historic American Building Survey for Michigan.



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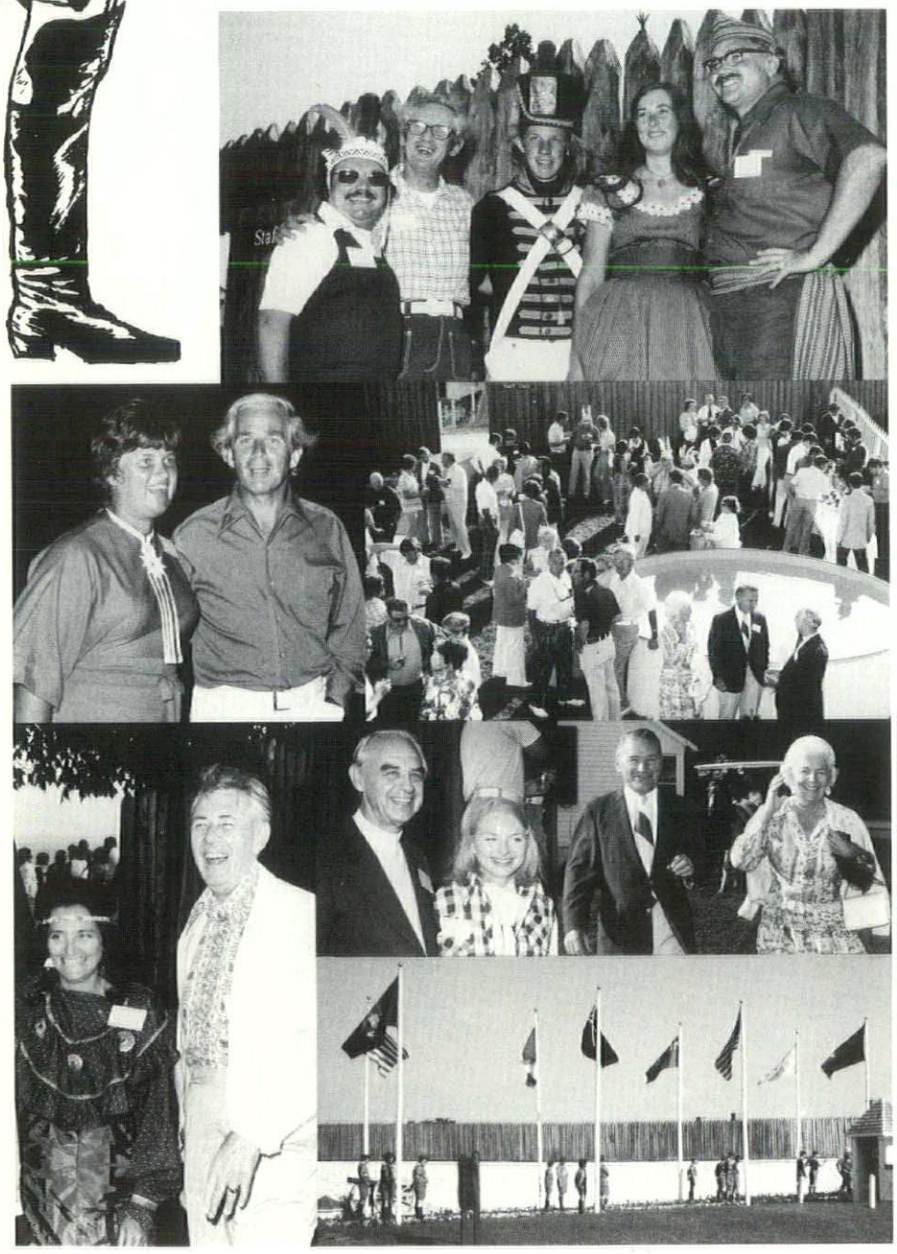
Monthly Bulletin, Michigan Society of Architects, the official publication of the Society; all Michigan Chapters of the American Institute of Architects; Women's Architectural League of Detroit (WALD); Producers Council, Inc., Michigan Chapter; Builders & Traders Exchange of Detroit, Grand Rapids and Lansing is published monthly by the Michigan Society of Architects; Editorial and Advertising Offices—28 West Adams, Detroit, Mi 48226, Phone 965-4100.

Monthly Bulletin, Michigan Society of Architects, is published monthly at 28 West Adams, Detroit, Mi 48226. Paid as second class matter January 15, 1946 at the Post Office at Detroit, Michigan under Act of March 3, 1879. Subscription price, $4.00 per year (members $2.00). 50 cents per copy.

THERE WAS A FORT !



Photos on these pages are from 'The Fort in Your Future' held as part of the observance of the 30th Annual MSA Mid-Summer Conference at the Grand Hotel on Mackinac Island.

Our hosts for the evening were Dave and Grace Armour (Dave is the Assistant Superintendent of Fort Michilimackinac and Fort Mackinac) with the cooperation and assistance of the Mackinac Island State Park Commission: John H. Stahlin, Chairman, W. F. Doyle, James P. Dunningan, Walter J. Murray, Mrs. Mariana B. Rudolph, Kenneth C. Teysen, and Joseph Thompson.

The sponsors of this extra special event were the Michigan Plumbing & Mechanical Contractors Association, Lynn Briggs, Executive Director and Plumbing & Heating Industry of Detroit, James Mason, Secretary Manager.

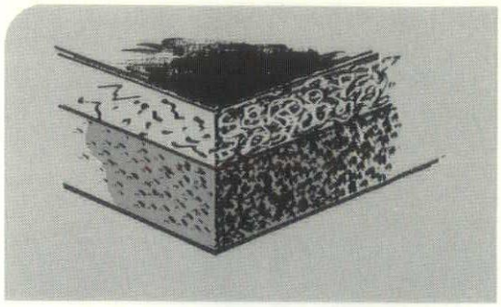
The Fort will have an important part in the celebration of the Bicentennial in Michigan and with the 1976 date in mind restoration has been scheduled for the Officers Stone Quarters.

The schedule of work has been determined as follows:

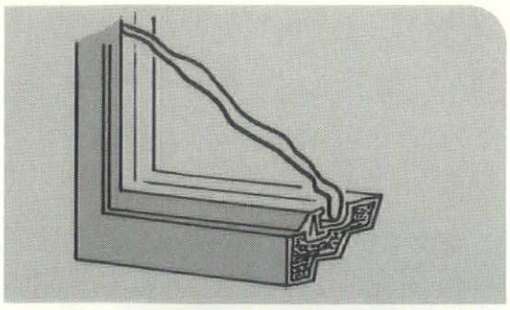
Historical Research	$ 5,000
Architectural and Planning	10,000
Pointing stonework	10,000
Rebuilding shutters & hardware	5,000
Restoration of main floor	25,000
Restoration and Renovation of basement	25,000
Exhibits and displays (including antique furniture and exhibits on Michigan's role in the American Revolution)	20,000
total	$100,000

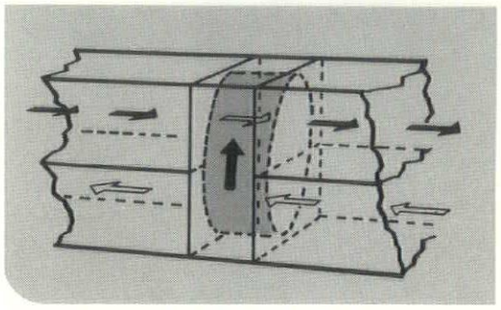
Contributions toward this project are indeed welcome.

PROPER INSULATION

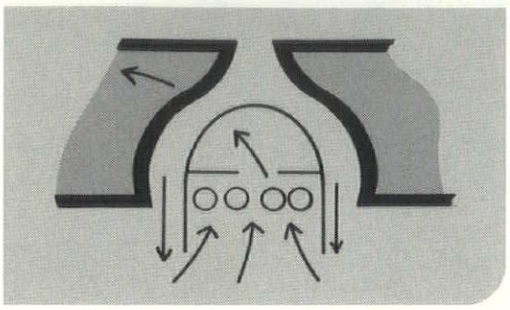


INSULATED WINDOWS





HEAT RECOVERY WHEEL



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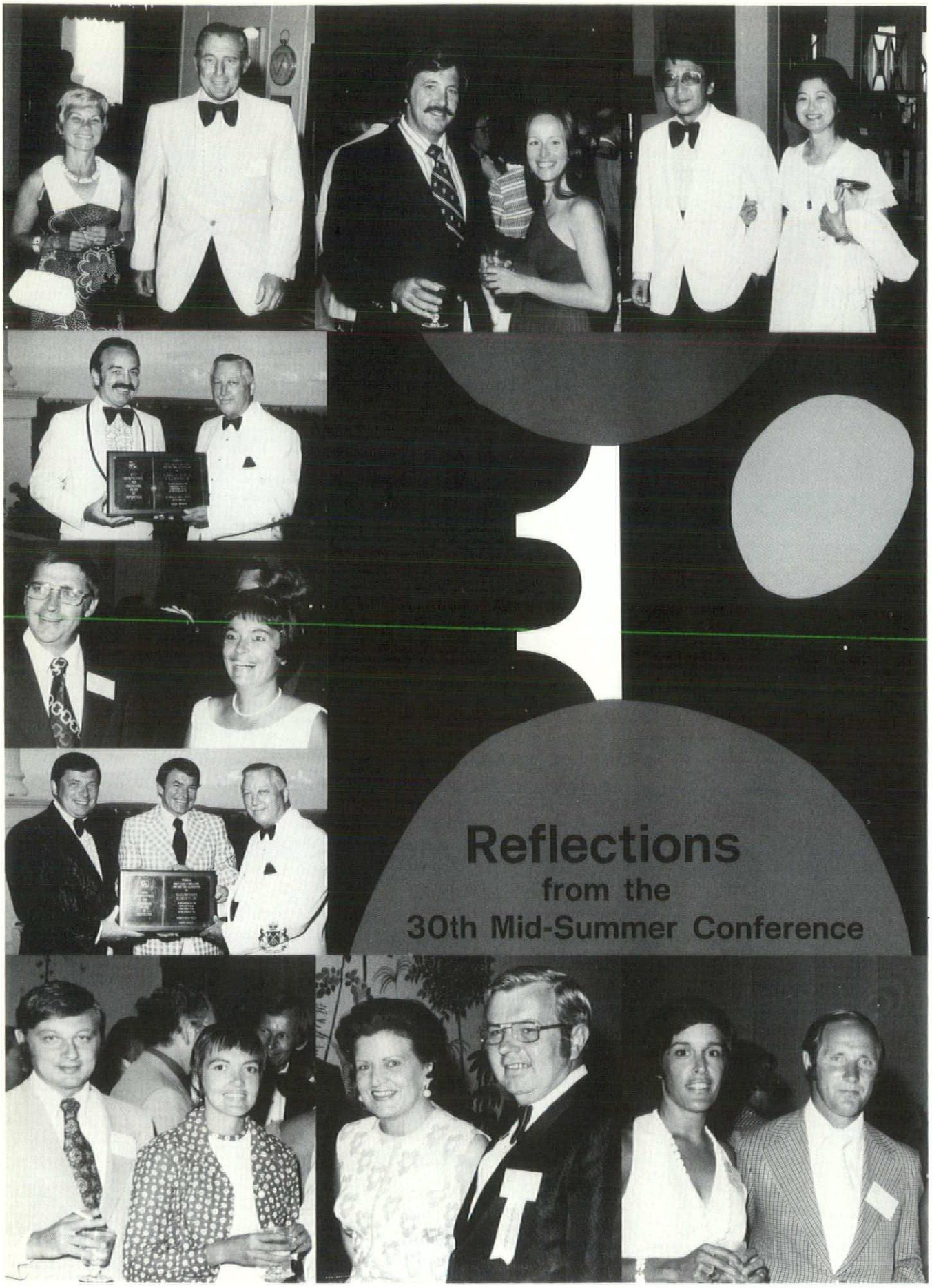
30
Reflections
from the
30th Mid-Summer Conference

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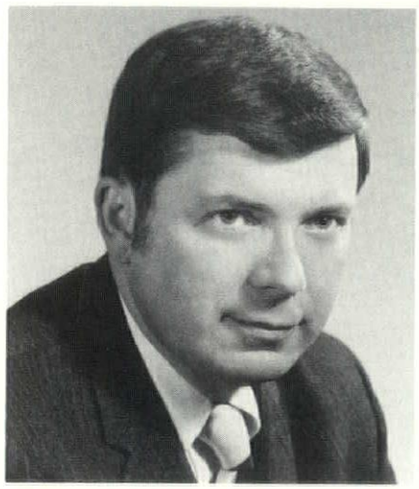

The practice of Architecture is an art, a science, and a business involving creative, analytical and organized thought. It is all of little value without people to provide the organization with creativity, the analysis and thought necessary to make a practice a productive and worthwhile enterprise.

In today's competitive market the need is to attract, motivate and retain qualified personnel. To do this, an effective employee relations program is essential. The program has to be a company-wide commitment to establish good communications; provide for an employee's basic needs and desires; and to give recognition and assistance to his professional development. The success we have enjoyed at Ellis/Naeyaert in recent years can be, in part, attributed to our ability to fulfill client assignments, and the willingness of E/N personnel to meet these commitments.

With respect to our communications effort, we make all of our people feel that they fill key positions within the organization. They are kept informed, through various media, of changes in policy, office practices, promotions and company objectives.

The initial job interview sets the stage for all future communications. At this time we introduce the candidate to key people, explain the organization's structure, and describe fully all benefits and programs.

Management at all levels has established a rapport with, and is accessible to, our people with real meaning being given to the term "open door" policy. Our people can make the most of opportunities to talk informally with members of management. A further benefit of our golf and bowling leagues and an annual picnic is that these activities provide a common ground for an informal atmosphere for such talks.

Our Suggestion Plan and employee-formed Communications Committee contribute a means of soliciting comments, ideas and suggestions. The input from these sources is not ignored but evaluated objectively and followed up.

Communications should be ongoing from the individual's first day until his last day. We have found that holding confidential termination interviews to discuss his relationship with Ellis/Naeyaert—good as well as bad—are invaluable.

When the status of his employment is no longer in question, thoughts relative to his relations with manager, inter-personal attitudes, policies and work practices tend to be expressed with a certain degree of freedom. It requires that the interviewer be skilled in discerning real from emotional comments, but even emotional comments usually have some basis in fact.

Past experiences have shown us that good communication not only fosters employee relations, it tends to increase productivity and improve the work environment. Our recent experience with unionization emphasized more than any other single item, the need to maintain a policy of open and frequent communication.

Allied to good communications is employee recognition. Like most companies, we try to recognize and reward, by merit increases, a person's outstanding achievements or superior performance. When an individual receives a promotion, award, honor or professional registration, he is featured in the E/N Lightener (office newsletter) and press releases to local media. Quite often, if a member has an interesting hobby or is involved in community affairs, he is featured in the newsletter as a means of giving recognition.

People need to feel that they not only belong to the organization but that they play a definitive role. The organization is dependent on them. Salary, working conditions, interpersonal relations and a state of well-being represent the minimum standards in the employee-employer relationship. The feeling of belongingness and contribution is part of the overall attitude of self-esteem he holds. The primary ingredient in the relationship is recognition.

On occasion when an employee or a member of his family is hospitalized, they are sent flowers or fruit to help cheer their stay. We recently recruited an outstate architect. A bouquet of flowers awaited his wife when they moved into their new home. Although it did not make the laborious task of moving easier, it made the day a little more pleasant.

The adage "little things mean a lot" is still true. These employee recognition techniques, though

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(some are) small and inexpensive, have gone a long way toward cementing good employee relations.

We have made great strides in creating a dynamic program for employee development through our Salary Administration Program. We identify each employee's function and responsibilities, evaluate his performance in handling those duties, and seek to develop the employee so he can accept greater responsibility and thereby play a more important role in the Company. This development process enables us, in most cases, to promote from within the Company. The Salary Administration Program necessitates that our managers have an awareness of their own needs, goals and means of motivation and subsequently those of their staff. The manager is the key to the program's effectiveness. He must be able to recognize an individual's strengths and weaknesses, plus recommend steps to achieve some improvement in a direction consistent with his goals and those of the organization. If the employee is considering returning to school for a degree or extra credit, they can achieve financial help from our Educational Assistance Plan.

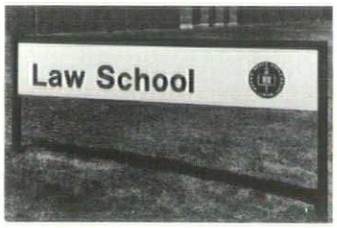
Promotion by itself is incentive. Whether the promotion is personal or that of a co-worker, the reward or the goal is established. With rare exception, upward mobility is a function of the employment process and tangible evidence of progress within the organization and the profession. By defining the roles and positions within the organization, we have made the goals tangible.

Personnel development, recognition and communications are the foundations upon which successful employee relations can be built. While our programs have contributed directly to the Company's ability to meet its commitments, we are still searching for methods to improve and refine our approach.

As the needs of the profession change, the needs of the people working within the profession change. Summarily, we need to find out what the needs are, provide the means to meet these needs, and reward the achievement. We are only as good as our people. The state of the profession is only as good as the state of its people.

Philip A. Nicholas

ANOTHER
SUPERSINE
ON THE JOB



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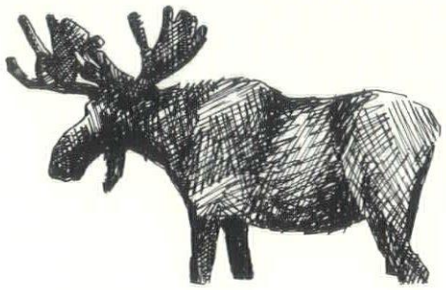


michigan zoo
moose

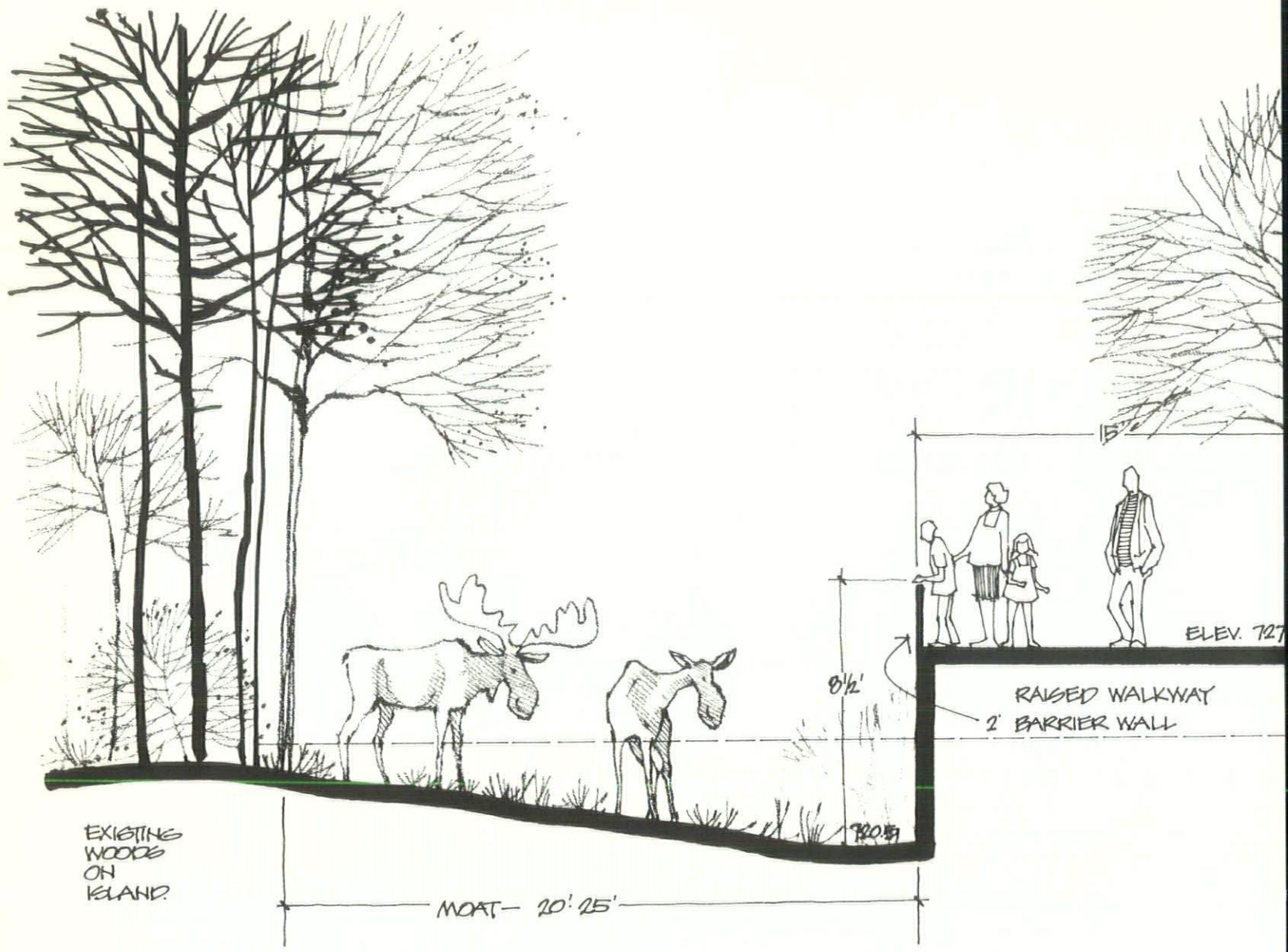
Alces alces

The moose, a stately animal and the greatest of the deer, is deserving of a featured exhibit in the North American Zoo. The representation of its natural habitat of woods and water is uniquely possible within the Michigan Zoo site. Several islands formed by the raised water elevation of C. S. Mott Lake lie in relationship to each other so that short connections between them result in a contained pool surrounded by substantial existing woods. These woods, which have been retained in the construction of the lake, are deciduous in character with only moderate undergrowth. Together with the water and the aquatic vegetation contained therein, this exhibit provides views of the moose of much the same feeling as seeing them in the wild – glimpses through trees or wading or feeding in the lake.

To properly accommodate the moose, the lake bottom within the island enclosure is shaped to a contour of varying depth zones. Along two lengths of shoreline, the bottom is sloped gently outward at a maximum of ten percent. These shallow water areas support aquatic vegetation, natural food for the moose. Other lengths of the shoreline are filled with sand or gravel at a slope of one to three to withstand without erosion or other physical deterioration the passage of these heavy animals back and forth between water and land areas. Other areas of the pool at a minimum depth of eight feet allow the moose to swim and to encourage water to move through the display, preventing stagnation. These deeper areas adjoin the three pedestrian bridges connecting the islands to make it impossible for the animals to leap from the water at these locations.

The viewing walkway on the island is raised above the existing elevation. Together with a two foot high barrier along the edge of the walk and a shallow moat, this increased height combines to form an eight and one-half foot vertical dimension that contains the moose within their area as well as protects the observers.

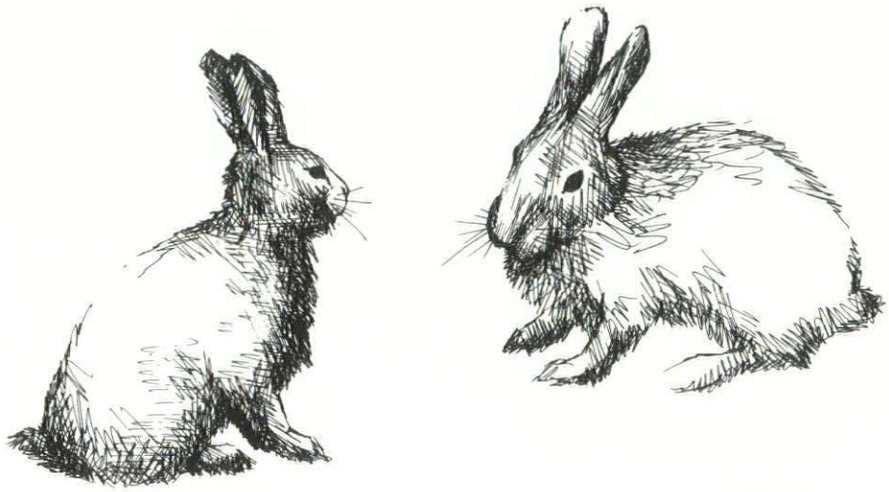
The total display area, land and water combined, is approximately four and one-half acres in size. This generous dimension, together with an animal population limited to five and appropriate protection given to the trees, assures the retention of the natural environment as well as depicts the remote quality of the animals' natural habitat. Smaller species normally occupying the same territory as the moose are to be introduced into the display, including wild turkey, squirrels, rabbits and hares.

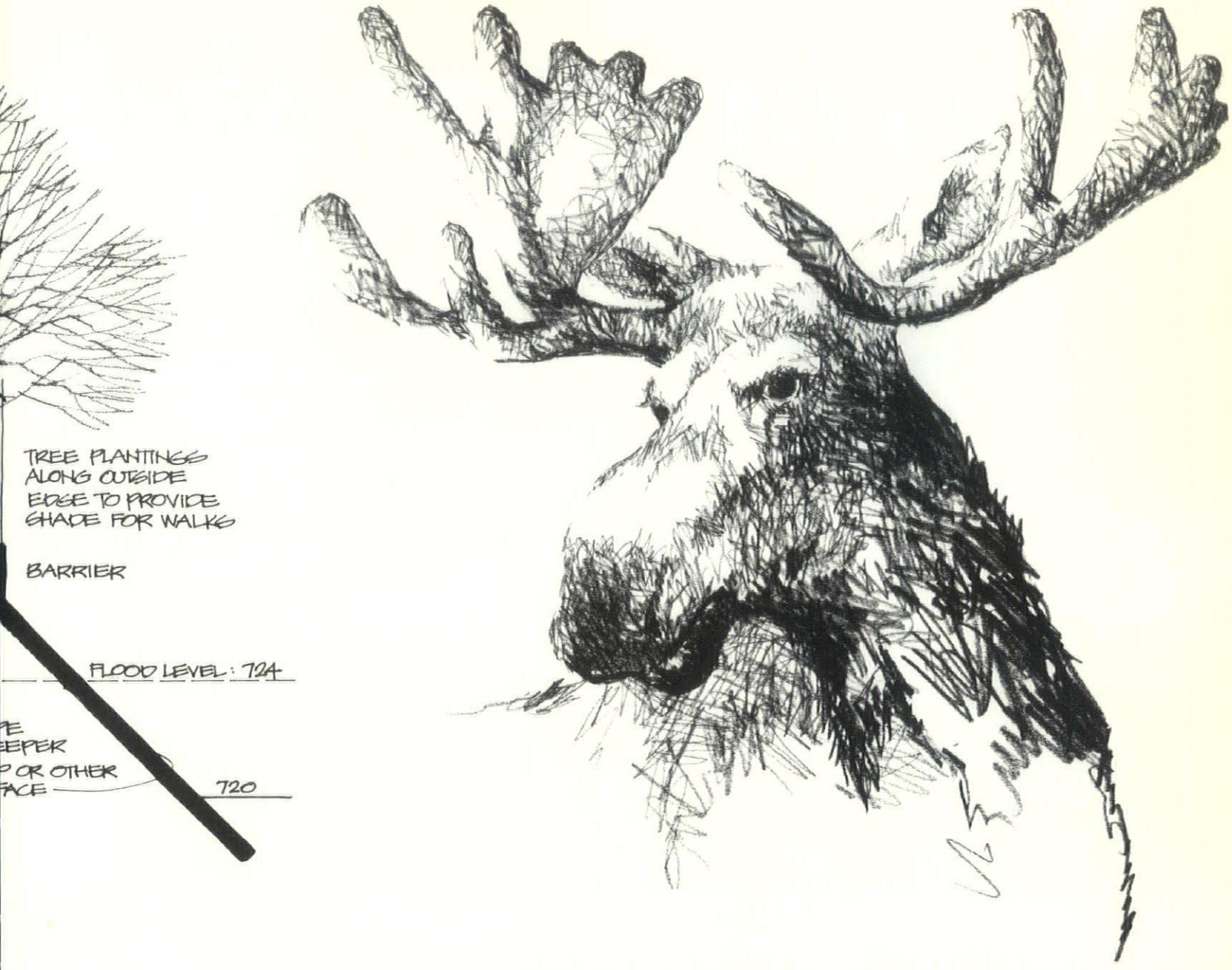


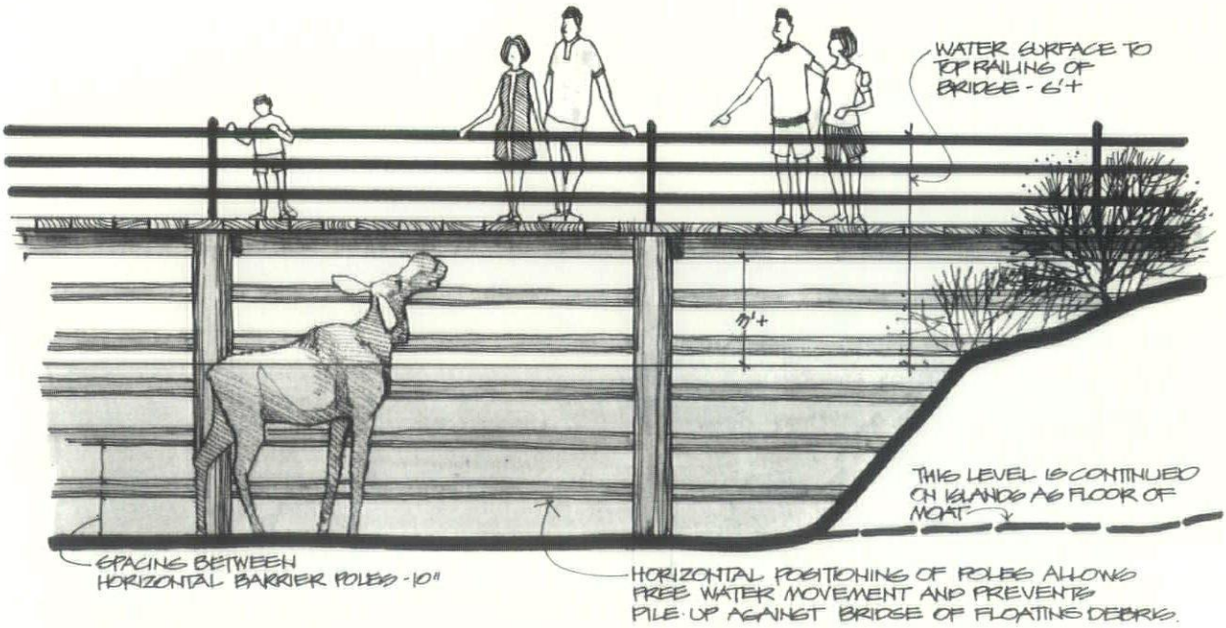
MOOSE EXHIBIT: MOATED ENCLOSURE

SCALE: 1" = 5'

MAJOR PORTIONS OF EXISTING VEGETATION MUST BE PROTECTED IN ORDER TO PREVENT COMPLETE BROWSING OUT BY MOOSE.







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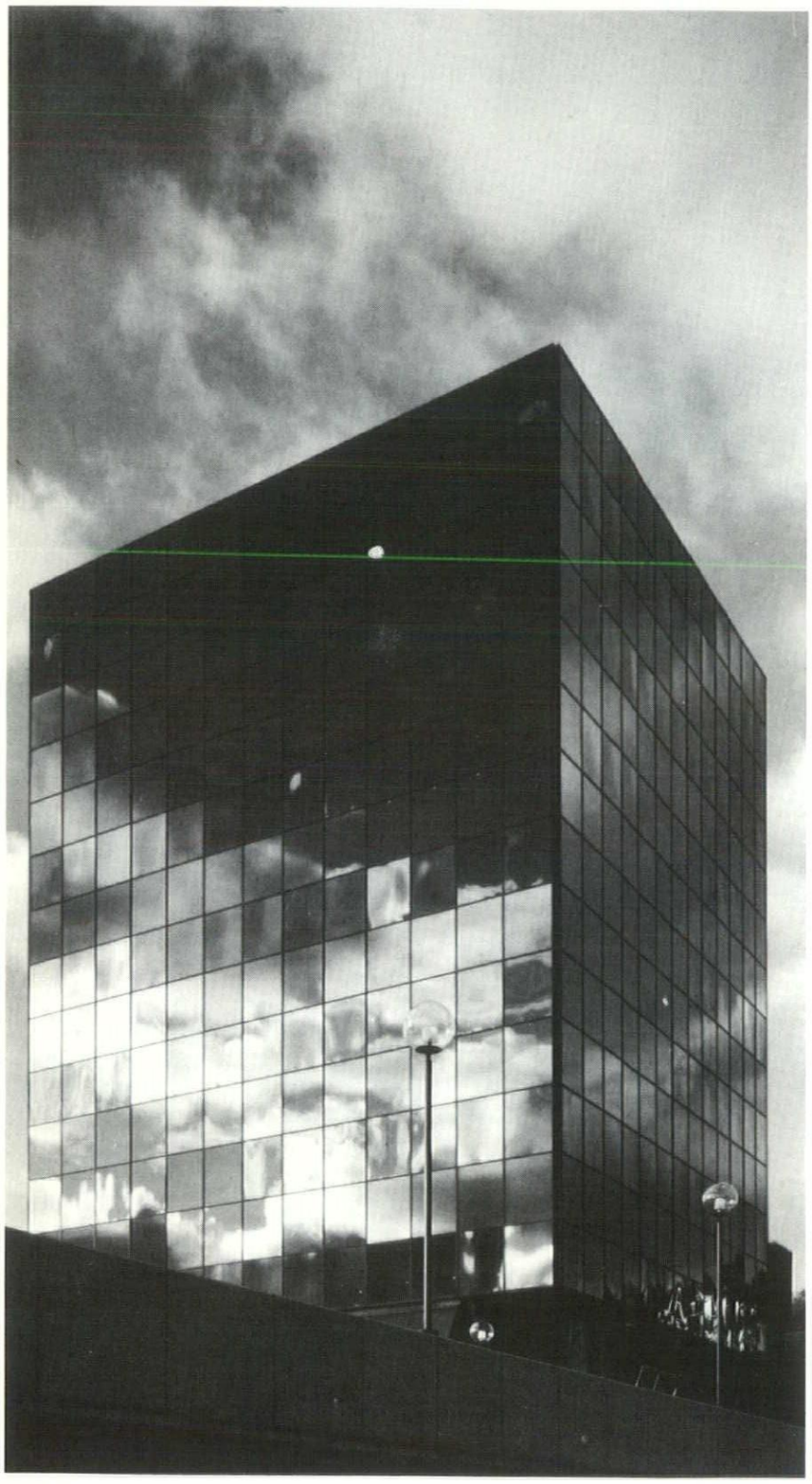

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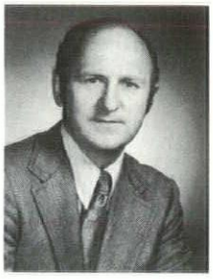

The Detroit & Northern Savings and Loan Building, Hancock, Michigan, is pictured at the left. It is a good example of an LOF installation that combines aesthetics with energy-saving capabilities.

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Builders Exchange A Constructive Force

Paul B. Brown, FAIA

One of the most active local organizations in the construction industry is the Builders Exchange (formerly known as the Builders and Traders Exchange). Since the Exchange has been operating as a Construction Trade Association in Detroit since 1885, it is highly probable that most architects are aware of at least certain facets of its services — in addition to the popular social programs, such as bowling leagues, theater parties, dinner dances, and golf outings, which are open to all in the industry.

I have a feeling that the Builders Exchange is a much more constructive force than many of us realize, and that a brief account of its activities and functions may be in order. I say this because I recently had the privilege of joining the Exchange's Long Range Planning Committee; and during these committee sessions I have discovered the organization's involvement in varied construction oriented activities that I previously knew little about.

Certain functions of the Exchange are, of course, quite familiar: *The Plan Room* — which houses architects' plans and specifications on current projects for the duration of their bidding period. I have observed that the Plan Room is in constant use and is obviously a vital asset to the Exchange members. *The News Room* — which is responsible for the publication of two Daily Construction Reports (combined, these two reports cover all stages of commercial construction in the entire state), a Residential Report and a Highway Project Report. The Due Date Data Sheet which is mailed to design firms throughout the state is also published by the News Room for the purpose of helping to eliminate over-crowded bid dates. In addition to compiling and typing these reports, the staff is kept busy answering unending project-related questions on the telephones. Also situated in the News Room is a 24-hour telephone recording service, supplying information on last minute addenda. *The Buyers Guide* — which is published each year, gives an alphabetical listing of member firms, architects and engineers, as well as a classified section for construction services and materials. The book can be obtained free of charge from the Exchange.

Other services provided which may not be so familiar are: *The Exchange Data Center* — which provides computer services particularly oriented to the construction industry and design fields; *The Exchange Group Underwriters* — which offers a hospital, surgical, major medical plan, a life insurance plan and short and long term disability plans; *The Institute for Construction Management* — which offers classes in beginning and advanced estimating for architectural trades, advanced estimating for the mechanical trades, and a varied number of other classes such as The Critical Path Method, Selling To The Construction Industry, Construction Law, Basic Accounting & Controls, Financial Management & Controls, etc. The courses are offered twice a year and are held in the Plan Room of the Exchange. In addition to these courses, the Exchange conducts a scheduled program of educational seminars for its members.

While the above more-or-less routine services are of real importance to many groups in our industry, the involvement of the Builders Exchange in activities of broader scope, activities concerned with industry-wide performance, deserves special recognition. For example, the Exchange has been a prime mover in developing the *Metropolitan Detroit Construction Industry Registry* — administered exclusively by the Registry Board of Governors, and the Exchange staff; all Registry openings take place at the offices of the Exchange. *The Bachelor of Science Construction Engineering Program at Lawrence Institute of Technology* — was begun in 1969 at the request of, and with the assistance of, the Exchange and its Institute for Construction Management. *The Moross House (Jefferson Avenue, Detroit — built in mid-1800's) and Biddle House (Mackinac Island — built in 1797) Restoration Projects* — The Exchange along with the MSA, and the construction industry in Detroit and Michigan played a major role in restoring these famous old buildings for preservation as historic landmarks. *The Construction Industry Associations — Calendar of Events* —is a new plan in the making; with information supplied by Detroit area Associations, a calendar will be printed and distributed quarterly by the Exchange, thereby helping to alleviate conflict of dates for the scheduling of construction industry events.

Over the years the Exchange has been active in strengthening a closer working relationship between construction industry groups, and the

recent establishment of the Long Range Planning Committee is current evidence of this continuing concern. Among the objectives of this committee is the "identification of present and future problems of the industry, to which solutions lend themselves to a broad-based industry association approach". In this day when so many forces tend to fragment our industry, in spite of a compelling need for improved team effort, it is encouraging to see such a broad, constructive effort by an organization accustomed to dealing with the "hard" problems of the industry. The Long Range Planning Committee is tackling these problem areas at the level where working solutions must be found, and I am confident that this effort will prove beneficial to all groups involved in the construction process, including the architects. The Builders Exchange is a working organization, with a history of getting results, and, in my opinion, deserves the full support of our profession.

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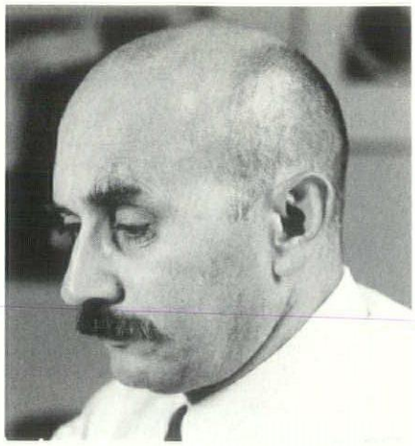


Balogh Receives Sol King Award

Tivadar Balogh, AIA, is the recipient of the 1973 Sol King Award for excellence in the teaching of architecture.

Balogh, instructor for the past ten years, was cited by his colleagues at the U-M College of Architecture and Design for his sensitivity in dealing with students and his "ability to share his knowledge and impart inspiration." The King award, which carries a stipend of $1,000 is named for a U-M alumnus who is president of the Detroit architectural firm of Albert Kahn Associates.

A Detroit native, Balogh received a bachelor of architecture degree from U-M in 1952. He now combines a successful architecture practice in Plymouth, with the teaching of courses in elementary design, graphic communications and architectural drawing at U-M.

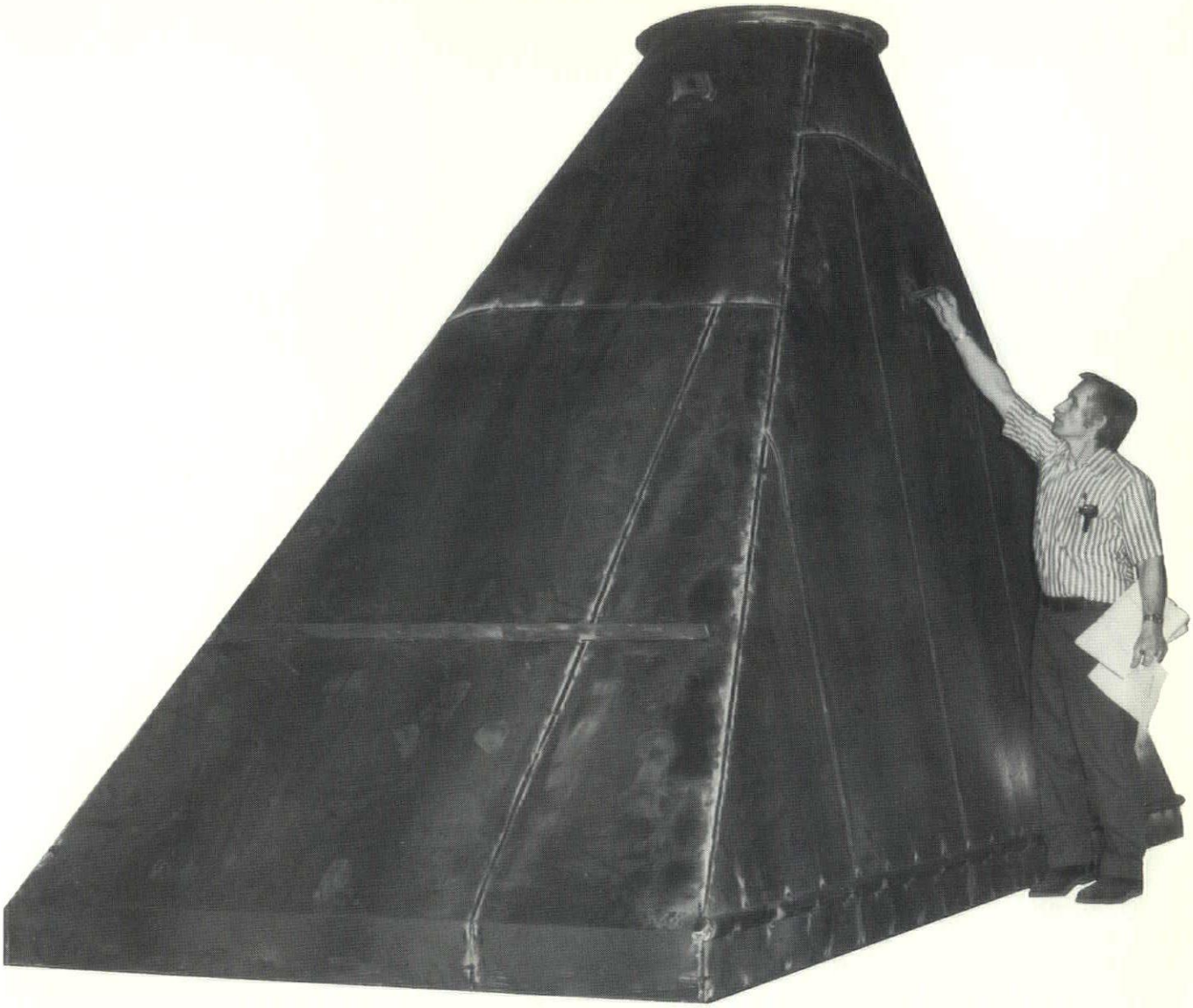
In 1959 he was honored by Progressive Architecture Magazine for the design of his own home in Plymouth, and in 1972 his design of a proposed tennis facility in Plymouth.

Balogh currently serves as a member of the Board of Directors of the Michigan Society of Architects.

Sanders Memorial Fund

The Walter B. Sanders Memorial Fund has been established by the Architectural Department at the University of Michigan.

The Department plans to create a permanent endowment fund, with an annual income that will be used to provide financial assistance for needy architecture students at U-M. The new fund will actually be a con-



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tinuation of the Olive Cox Sleeper Fund which for many years was a prime source of financial aid for deserving students. After Professor Sanders' death, it became known that he was the anonymous donor who originated and maintained the Sleeper Fund, which was named in honor of his aunt.

The U-M department is seeking at least $25,000 for the establishment of the memorial fund. Current contributions total $6,785. Contributions are payable to the University of Michigan Walter B. Sanders Memorial Fund. Further information can be obtained from Prof. Robert C. Metcalf, Chairman of the Architecture Department, College of Architecture and Design, University of Michigan, Ann Arbor, Michigan 48104.

Rossetti Named to UNESCO

William P. Rogers, Secretary of State, honored Gino Rossetti, AIA, President of Rossetti/Associates, Inc., by appointing him to the United States National Commission for United Nations & Educational, Scientific and Cultural Organization (UNESCO. Rossetti had been selected from nominees recommended to the Secretary of State by S. Scott Ferebee, Jr., FAIA, President of the American Institute of Architects.

Rossetti currently is Vice President (President Elect) of the Detroit Chapter, AIA and serves on two national committees of the AIA, the International Relations Committee and the National Committee on Public Relations. He is a member and director of the Central Business District Association-Detroit, member of the International Union of Architects, member of the Governor's Committee on Aesthetics and member of the Mayor's Committee on Model Cities Program, Detroit. Rossetti is an honorary member of the USSR Academy of Industrial Architects, past Chairman of the International Union of Architects Seminar, and past Chairman of National AIA Committee on Architects for Commerce and Industry.

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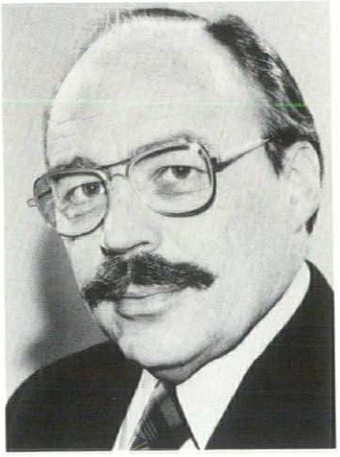

John Haro, FAIA, Design Director at SH&G

John C. Haro, FAIA, has been named vice president and member of the Board of Directors of Smith, Hinchman & Grylls Associates, Inc.

For more than a decade previously, Haro was a vice president and chief architecural designer for Albert Kahn Associates of Detroit.

Haro has degrees in architecture from the University of Michigan and Harvard University's Graduate School of Design, and has been an adjunct professor at U of M's College of Architecture and Design. He was made a Fellow in the American Institute of Architects in 1968.

Beaver's New "Rustic Ware" Ceramics

"Rustic Ware," the new natural-glazed, domestic, impervious ceramic tiles, will be distributed by Beaver Distributors, Inc., of Royal Oak. Four shapes and three colors are offered. "Rustic Ware" is suitable for residential and moderate-use commercial installation on interior or exterior floor and wall surfaces.

The colors are Archaic Gold, Sea Blue, and Burnt Umber. Sizes include a four-inch and eight-inch square, a four-inch by eight-inch rectangle, and an eight-inch hexagon. All tiles are 3/4-inch thick. The flatback surface allows installation by the new, inexpensive thin-set methods.

Because of hand-crafted method of manufacturing, each of these tiles have their own unique character. Designers appreciate the "natural" flavor of these tiles. Each installation has a "one-of-a-kind" look.

"Rustic Ware" is carried in stock at both Beaver Distributors warehouses. Beaver Oak Park, 12751 Capitol, and Beaver East, 29183 Callahan, Roseville.

Vincent Price to Address Allied Arts

Vincent Price, noted actor, art connoisseur and speaker will be the star attraction at the 1973 Allied Arts Festival of the Detroit Chapter, AIA.

The festival will be held on October 27, 1973 at the World Headquarters of the Kresge Company, 3100 West Big Beaver Road, Troy, Michigan.

Guided tours of the building will begin at 3:00 P.M. Price will make the major address in the company auditorium with reception and dinner immediately following.

Ticket price is $20.00 per person and may be purchased from the Detroit Chapter, AIA office, 28 West Adams, Detroit, Michigan 48226.

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"Build America" is only one thing we're doing in the fight for increased productivity. We're also conducting educational programs for apprentices, journeymen and managers. We're forecasting the needs of the future through marketing surveys too.

And we're not only displaying all the latest innovations for consumers at our Idea Center, but also providing residential architects with information and ideas they can use starting in the planning stages, with just a phone call.

But that's the way it is with ideas : One good one always leads to another.

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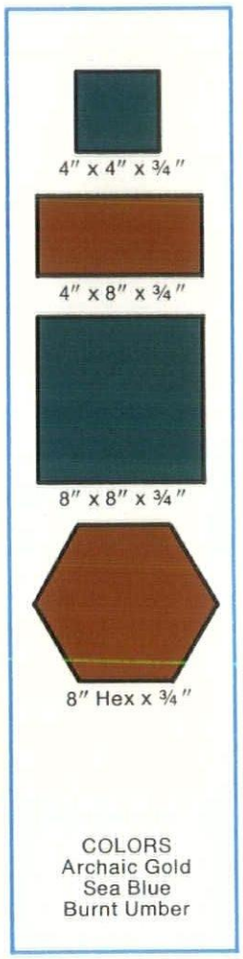

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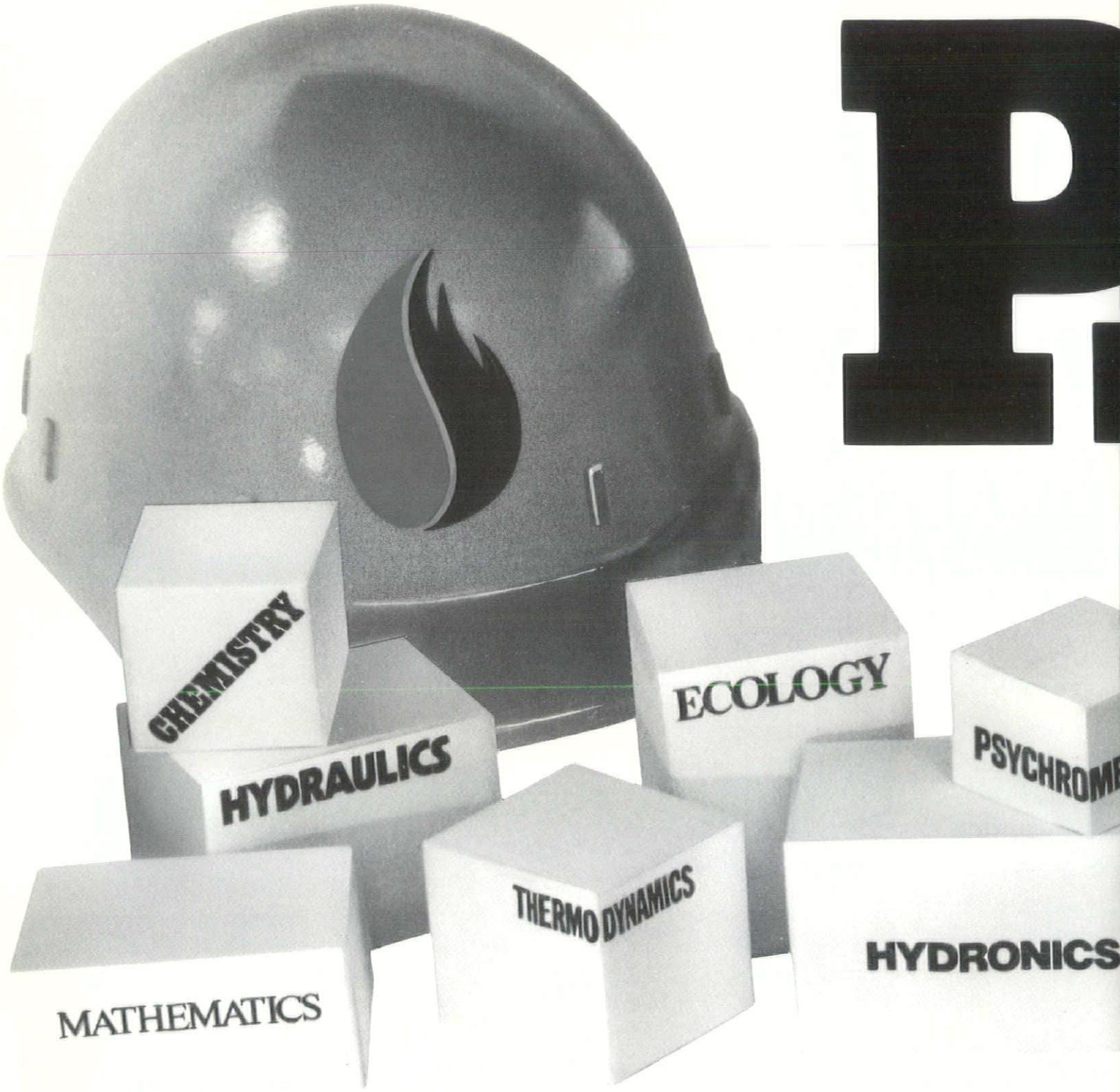

The Plumbing and Heating Industry of Detroit is quite a bit more than an association of nearly 300 mechanical contractors in Wayne, Oakland and Macomb counties.

In fact, PHI really involves some 3500 tradesmen who work for member contractors—the pipefitters and plumbers who take care of the plumbing, heating, air cooling and all the other systems required by today's owners, engineers and architects.

And because these systems also require so much more today, PHI sponsors educational programs for members and tradesmen—everything from hydronics through psychrometrics. As well as basic management programs and programs designed to train apprentices for both today's and tomorrow's needs.

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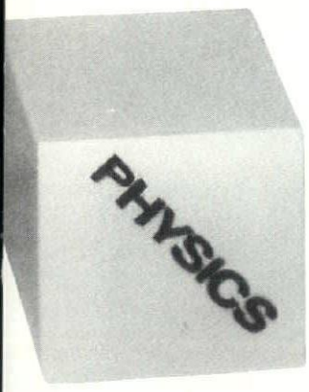

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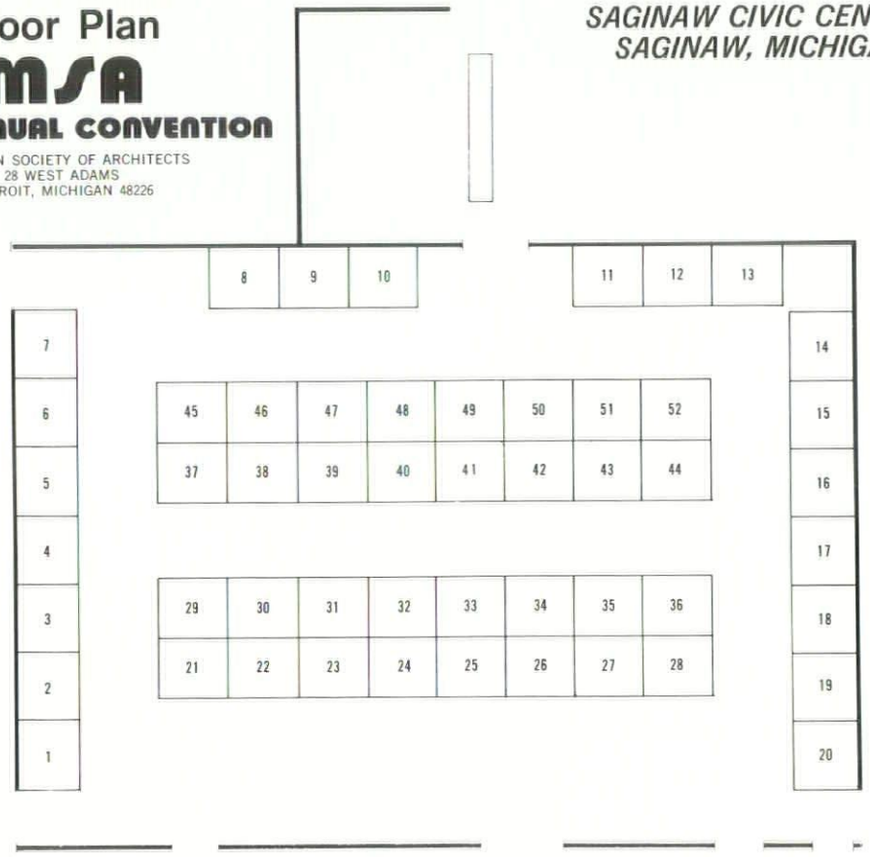

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Monthly Bulletin, Michigan Society of Architects, is published monthly at 28 West Adams, Detroit, Mi 48226. Paid as second class matter January 15, 1946 at the Post Office at Detroit, Michigan under Act of March 3, 1879. Subscription price, $4.00 per year (members $2.00). 50 cents per copy.

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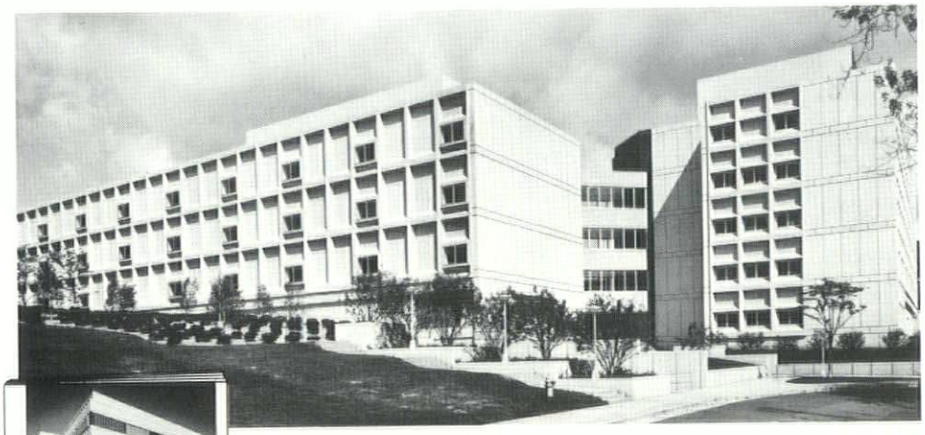

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E Pluribus Unum

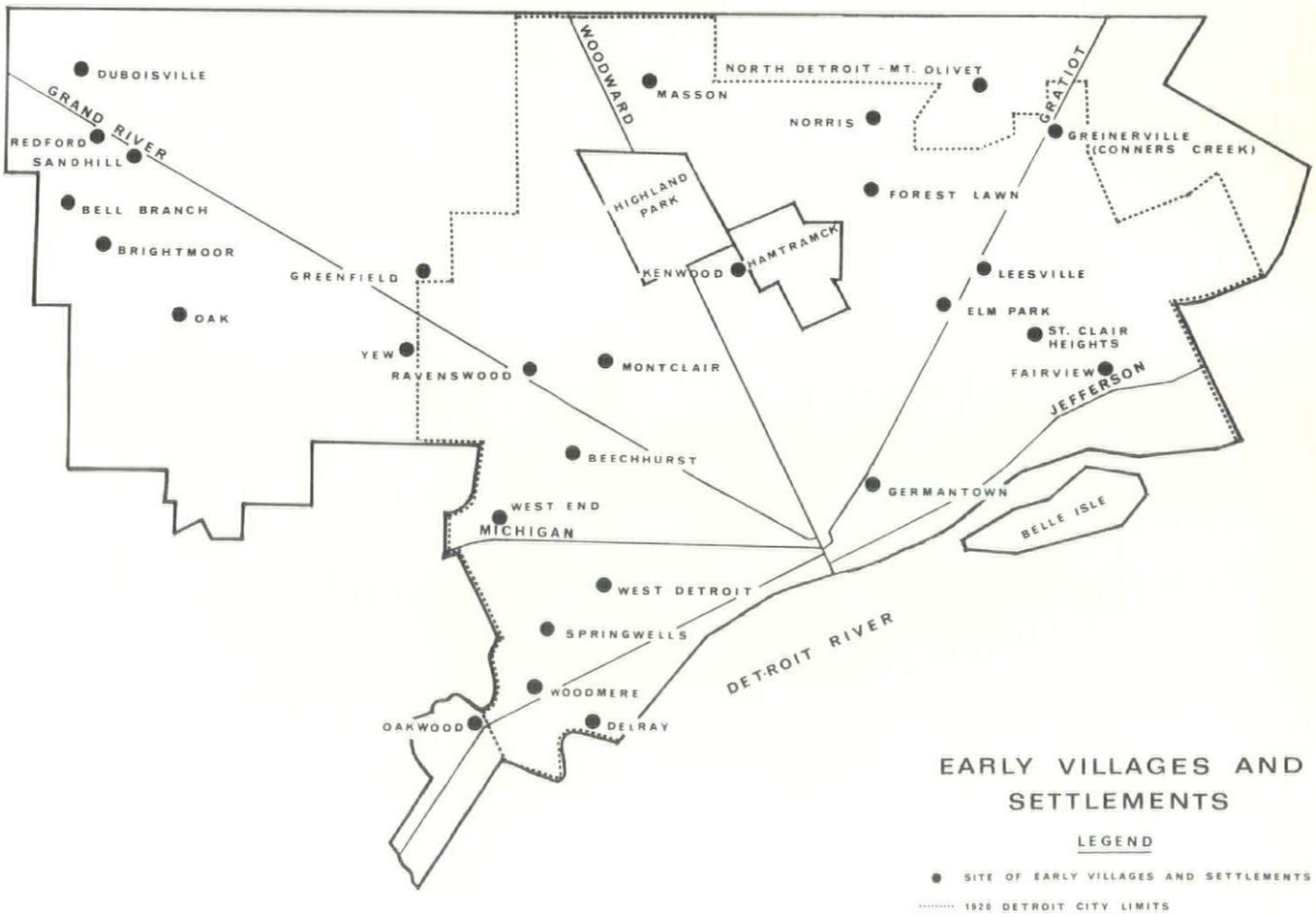
(From many villages, one city)

James P. Gallagher, Author

Sometimes we forget that Detroit didn't start out as a city of 140 square miles, but that, like all cities, it grew by accretion, moving outward and absorbing smaller rural communities along the way. Frank Dolasinski and Charles Driscoll of the Detroit Planning Commission, recently completed a study that identifies these communities, most long forgotten, and even were able to find a building here and there that dated back to these independent villages.

The prime purpose of the survey was to unearth all existing buildings within the city that had potential for historic preservation or which might be cited as social, architectural or geographical landmarks.

Most of the settlements, of course, were little more than rural crossroads, with perhaps a general store, a stable, and a house or two. In these cases, all signs of the original buildings are long gone, and even the name remains only in a



EARLY VILLAGES AND SETTLEMENTS

LEGEND

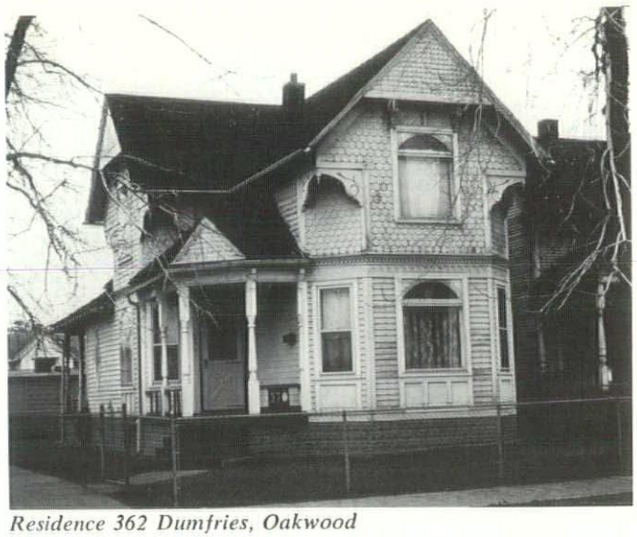
● SITE OF EARLY VILLAGES AND SETTLEMENTS

····· 1920 DETROIT CITY LIMITS

HISTORIC PRESERVATION STUDY
FOR DETROIT MICHIGAN

PREPARED BY DETROIT CITY PLAN COMMISSION
LOCAL AREA PLANNING DIVISION
PLATE NO.

Residence converted to office use, 547 E. Jefferson

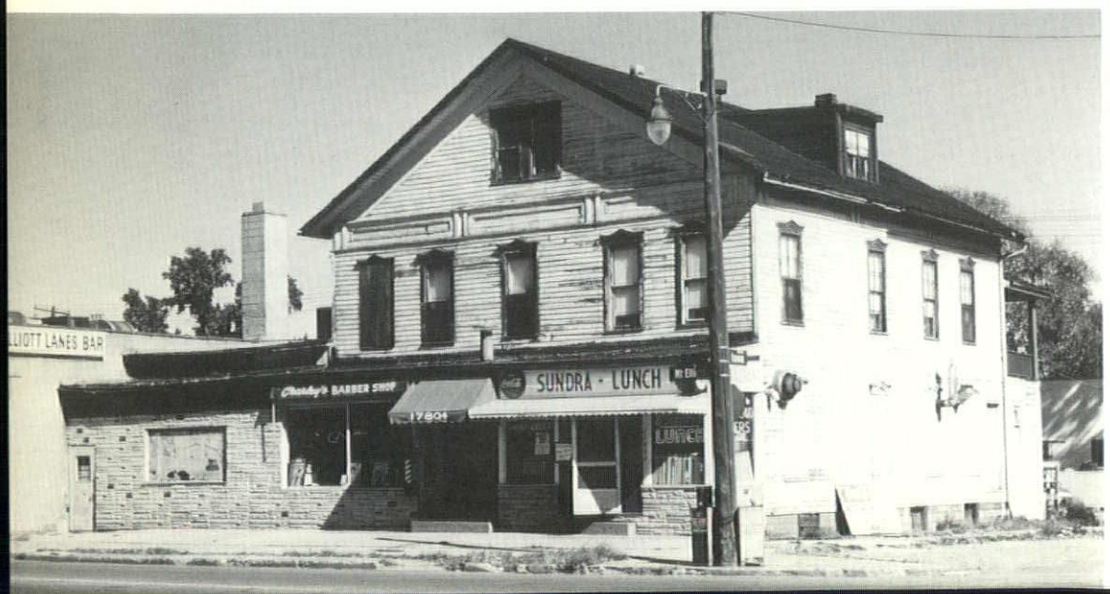


Residence 362 Dumfries, Oakwood

streetname (Fairview, Woodmere, Beechhurst, etc.) or in the memories of very old people.

The survey pinpointed many significant buildings within the city, whether or not they had ties to early settlements. A number of exceptionally well-preserved specimens are also shown on these pages, as well as a group of endangered buildings (p. 19), that will be saved only if interested people come up with plans for their adaptation to modern and economic use.

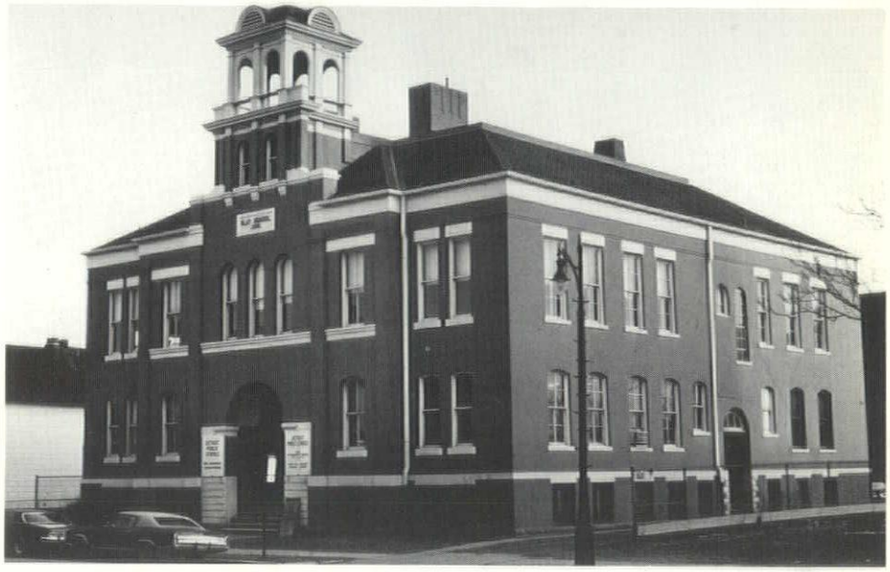
Residence, Gratiot North of Harper, Leesville



(Norris) H. Holley's Hotel
178004-04 Mt. Elliot

Elmwood Cemetery Gate

Residence at 20840 McNichols

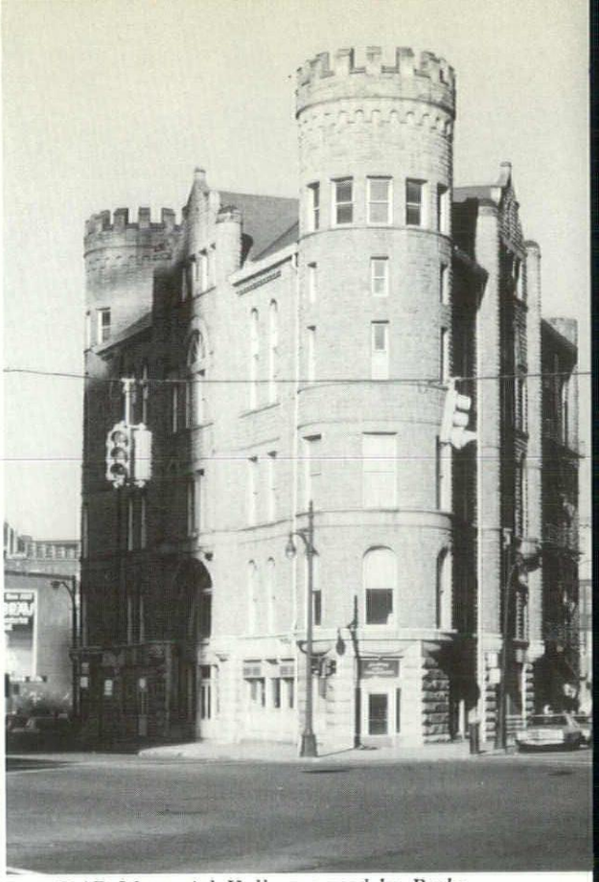


Clay School, possibly the oldest school building in Detroit, now a school for practical nurses. Mack Avenue near Cass

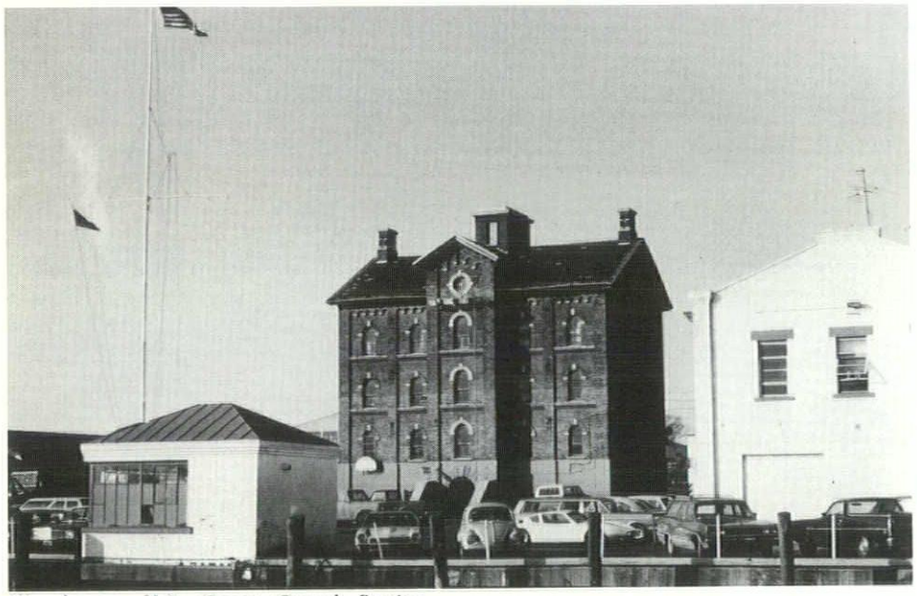
Residence at 370 Dumfries, was in Oakwood

Residence 13618 Stahelin

Residence 18134 Lahser

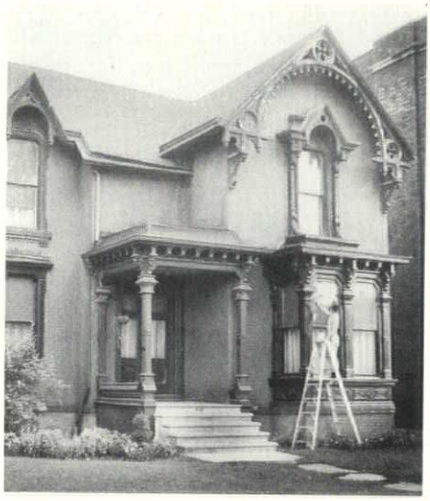


GAR Memorial Hall now used by Parks & Recreation as neighborhood recreation center—Grand River at Cass Avenue



Warehouse, U.S. Coast Guard Station foot of Mt. Elliot

Church of our Saviour: Leesville



Photographs by Bill Williams

Love Affairs On West Canfield

Mrs. Henry G. Groehn

The love affair with our house began in 1965, when we moved from the suburbs to a beautiful "jewel" of an 1874 run-down Victorian house, that cried out for tender, loving care. Not in our wildest dreams, did we ever suspect that in 1968, the other beautiful Victorian homes on the block would be threatened by vandals and demolition.

Because West Canfield was in a crisis situation, the Historic Ordinance was passed in February, 1969. The Canfield West-Wayne Preservation Association, Inc., was organized and we became Detroit's first historic district in July, 1970. Subsequently, we were entered, both in the Michigan and National Register for Historic Places.

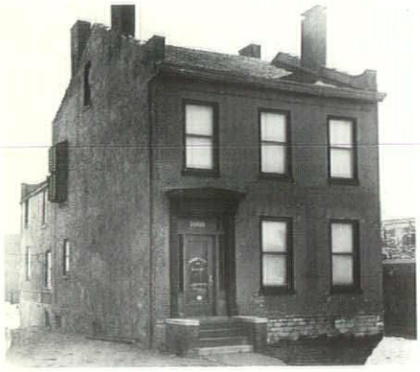
In 1969, Dr. Gordon L. Grosscup, Department of Anthropology, at Wayne State University, purchased the first boarded and badly vandalized home. This 1879, sadly neglected, gem of Victorian gingerbread, touched the chords of his heart, and he would have no other.

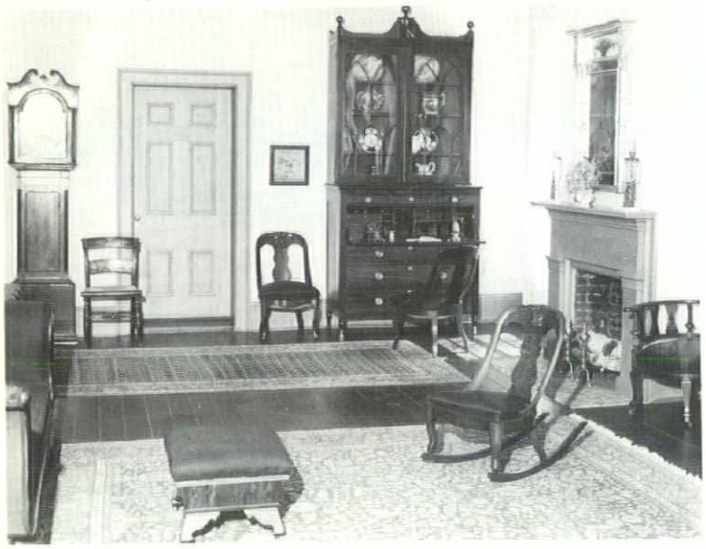
In March of this year, Gary Porter, a Detroit News Photographer saw the last boarded, burned and vandalized 1880 mansion, standing proud and majestic against the sky, and it was "love at first sight."

Each home in the West Canfield Historic District is being restored by do-it-yourselfers, who have even sandblasted their own homes, and physically dug granite block and paving brick out of the streets in the Renaissance Center to be installed on West Canfield as a part of our beautification plan.

Love affairs? How else would you describe such devotion?

Moross House





A young Detroiter of French descent, Christopher Moross built a pair of houses of brick from his own brick yard on the eastern end of his father's land sometime between 1843 and 1848. As the oldest extant brick dwelling in Detroit, the Moross House is a fine example of modified Greek Revival architecture, in the Midwest.

The Moross House has been restored as Michigan's first federally assisted historic preservation project with funds obtained through the efforts of Henry D. Brown, Director of the Detroit Historical Museum, and W. Joseph Starrs, member of the Detroit Housing Commission staff. The city's share of the matching grant was guaranteed by commitments from the various members of the Builders Exchange of Detroit and Michigan and the Detroit Garden Center. Dick Frank of JJ&R was restoration architect.

As restoration for adaptive use, the house is under the jurisdiction of the Detroit Historical Commission now serves as the headquarters of the Detroit Garden Center, a non-profit organization. The front hallway and parlor have been refurnished in the decor of the 1850 period in order to convey an impression of a Detroit home of that era.

Fort Wayne

Solon Weeks, Director of The Detroit Historical Museums

As the last remaining fort on the Detroit River, Fort Wayne took ten years to build (1841-1851) and by the time it was finished the crisis between the United States and Canada had long passed and border tensions had ceased. It was never armed against a foreign foe, and stands as a monument to the peace which has now existed between the United States and Canada.

After World War II the old fort was transferred to the Detroit Historical Commission, and the Fort Wayne Military Museum has been open to the public since 1951. On December 7, 1971, an additional thirty acres were given to the Historical Commission. This included all of the late 19th and early 20th century buildings west of the old fort.

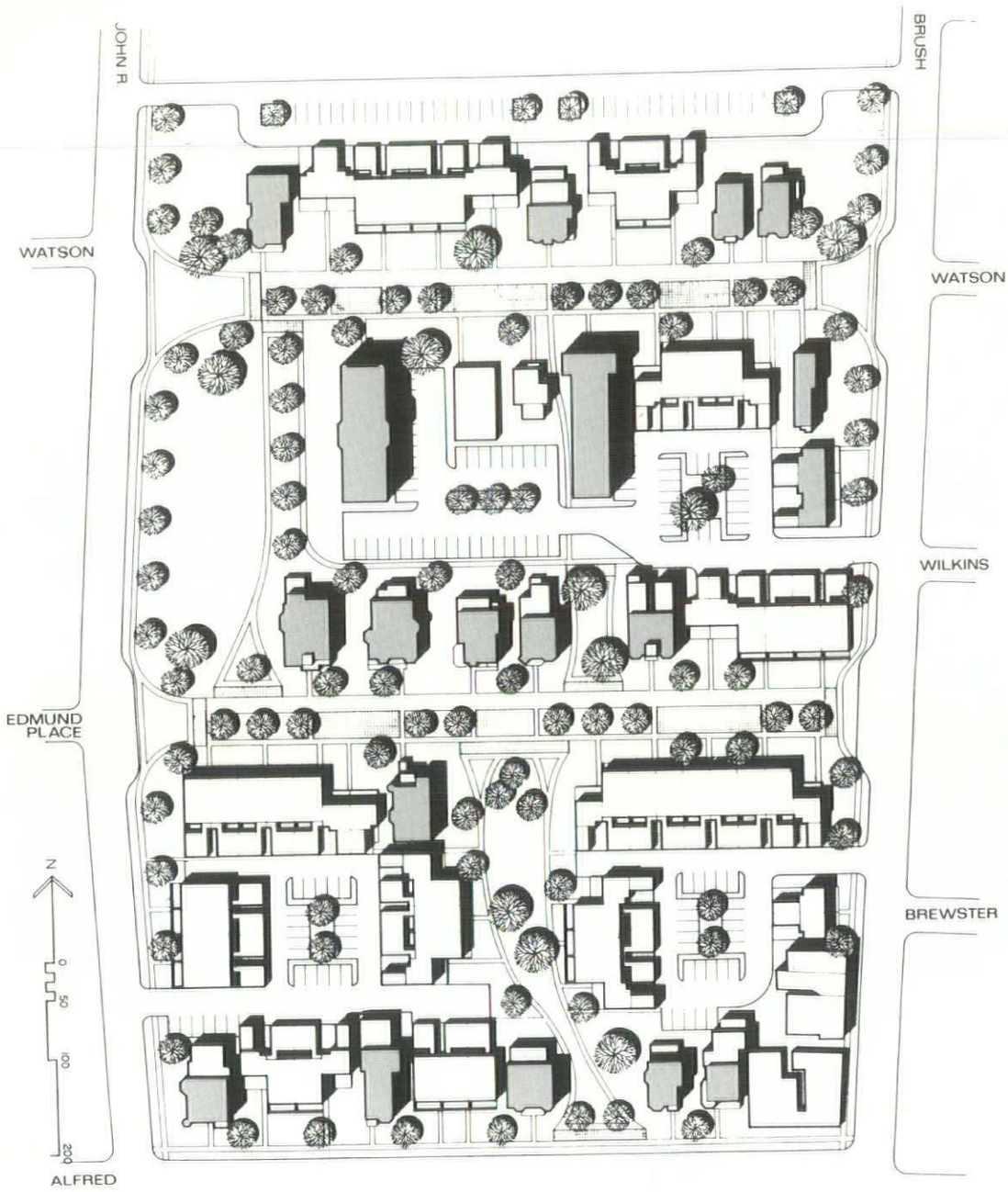
Unfortunately, during the interim period much vandalism and deterioration took place. When the museum finally obtained the property, one of the buildings was usable. Restoration work has begun and buildings are being stabilized, although money for actual restoration and exhibits is still needed. Master plans are being prepared by Rossetti Associates as Consultants to the Detroit Historical Commission.

Plans for such restoration money include the rebuilding of the commandant's house, renovation of the hospital, (to perhaps be used as visitor lounge and restaurant) the inclusion of a new Indian Museum; demolition of obsolete World War I temporary structures, renovation of entire buildings and grounds, archaeological research, and completion and restoration of the old portion of the Fort to its Civil War appearance.

In certain instances buildings will be restored as period settings, other buildings will be restored accurately on the exterior but modified on the interior for interpretive exhibits and other museum activities.

from a report by Jim Ciaramitaro

Woodward East



Four members of the AIA Committee on Historic Preservation conducted a windshield survey of the Woodward East area to determine the number and condition of the Victorian Houses there. The houses were only judged from the car and in terms of their Victorian character and visual appearance in regard to exterior condition. The houses were classified in one of four categories. In addition, a fifth category was formed to include houses, not Victorian, but having a strong, though not necessarily definable, character.

This survey was used by the Detroit City Plan Commission in getting Common Council backing to halt demolition of vacant houses and to produce the design shown.

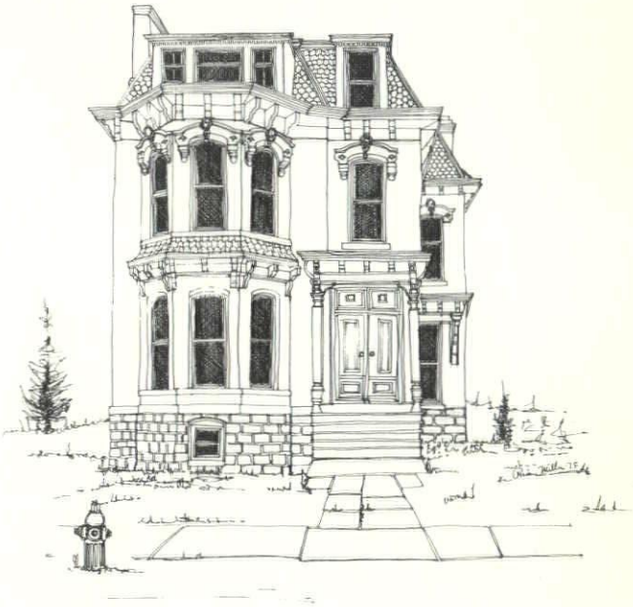
This design is the result of a unique collaborative effort by a neighborhood citizen's organization using a volunteer professional skills association and a city government's planning and historic agencies. These groups worked together to produce a program and design for a community-sponsored housing project which will help to accomplish the project's goal of revitalizing an existing neighborhood adjacent to the city's Central Business District.

The Program calls for the renovation of twenty-one existing historically significant "Victorian" houses and the construction of 104 new townhouse units on a nine and one half acre site. Most of the existing houses will be converted to use by several families each while

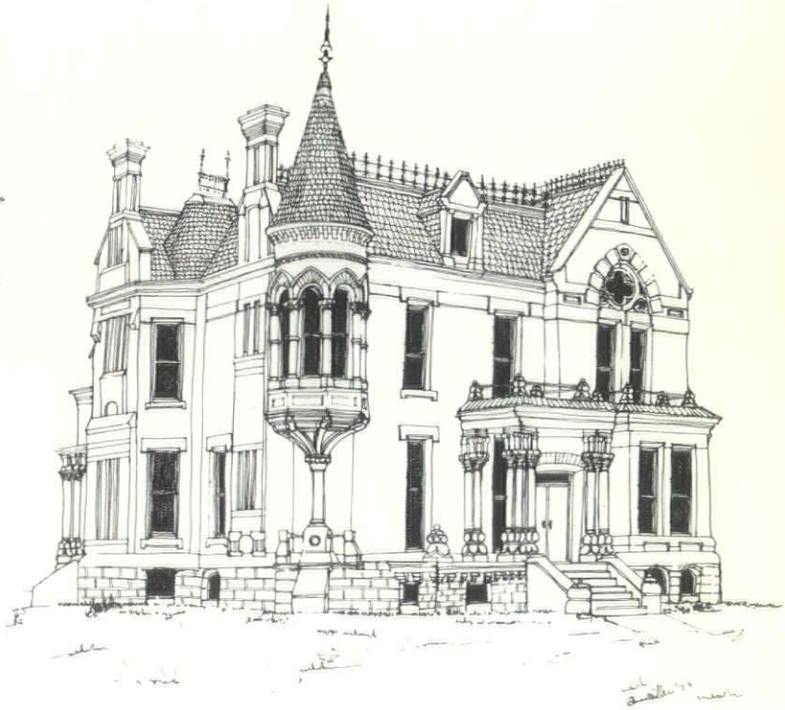
the townhouses will be condominiums or co-operatives for lower-income facilities. Eighty-two of the townhouse units are in stacked duplex units which conserve open space and give to the new structures mass compatible with the existing houses. Major open spaces and commercial facilities on site serve both the project and a portion of the adjacent neighborhood, while schools and additional shopping in the adjacent neighborhood, will satisfy the needs of the project residents.

Implementation of the design will close the existing streets and alleys in the two and one-half block area and group both the existing and new housing into five 'squares' which focus access and movement activity on the inside of each cluster and recreation activity on the outside. The two vacated streets will become malls open to pedestrian and emergency vehicle traffic only. Open spaces between 'squares' serve as parks and playgrounds as well as throughsite connectors for pedestrians.

As a result of this program and design, the revitalized neighborhood will become a vital human link in the improvement of the most important movement corridor in the city. It will also serve as a prototype for other communities both within and outside of this city in their efforts to revitalize these neighborhoods by conserving existing resources.



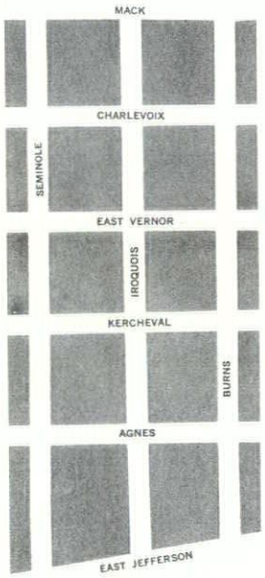
Three sketches are of the original structure and not representative of the current condition



Woodward East Renaissance Site Design Collaborators:
Woodward East Project, Inc.
Professional Skills Alliance
Detroit City Plan Commission
Detroit Historic Commission

HISTORIC INDIAN VILLAGE

From material furnished by William Johnson, Jr., Mrs. Yvonne Burmeister and Thomas Brunk of Indian Village.



The skeleton of the historic Indian Village community was created with the purchase of a tract of land in 1811 by Abraham Cook. Additional land was purchased by the Cook family up to 1840 and was inhabited predominantly by farmers.

Subdivided from the Cook Farm in 1894, Indian Village was formally named in conjunction with its beginning development as a single family residential community for the influential and wealthy families of the city. The homes were built for and occupied by the giants of industry who designed and built economic Detroit. Even today, Villagers refer to many homes by the names of their original owners —such as the Dodge, Book or Hiram Walker houses.

There is no other area in the city that has so many homes dating from the early 1900's in such excellent condition, so faithfully preserved for residential use. The current residents of the Village are committed to the historic significance of the area as well as to the life of the city today. Through their many efforts, the City of Detroit declared Indian Village a historic site in 1971.

On March 24, 1972, Indian Village was also entered into the National Register of Historic Places —a list of distinction identifying those properties by which present and future generations can sense the heartbeat of the United States.

The 350 homes in Indian Village are bounded from Mack Avenue on the north to East Jefferson on the south, and include Seminole, Iroquois and Burns Avenues between those limits. Intersecting streets are Goethe, Charlevoix, East Vernor, Kercheval, St. Paul and Agnes. East Lafayette ends at Iroquois.

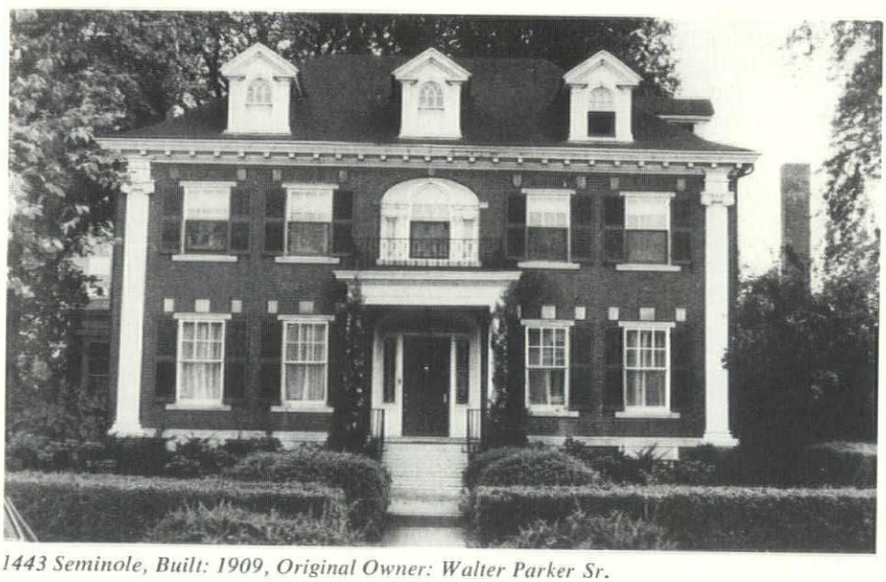
2435 Burns

1089 Iroquois, Built 1905, Original Owner: Austin Morey

1453 Iroquois, Built: 1909, Original Owner: Hugh Chalmers

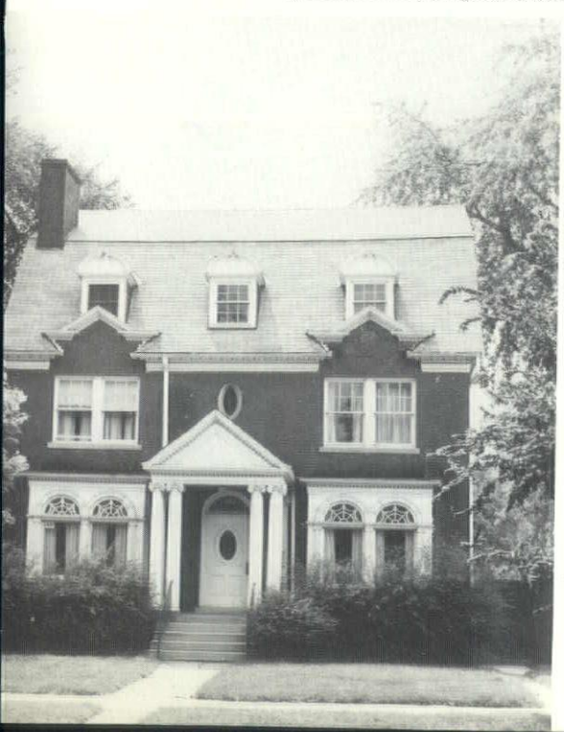
1480 Seminole

1042 Seminole

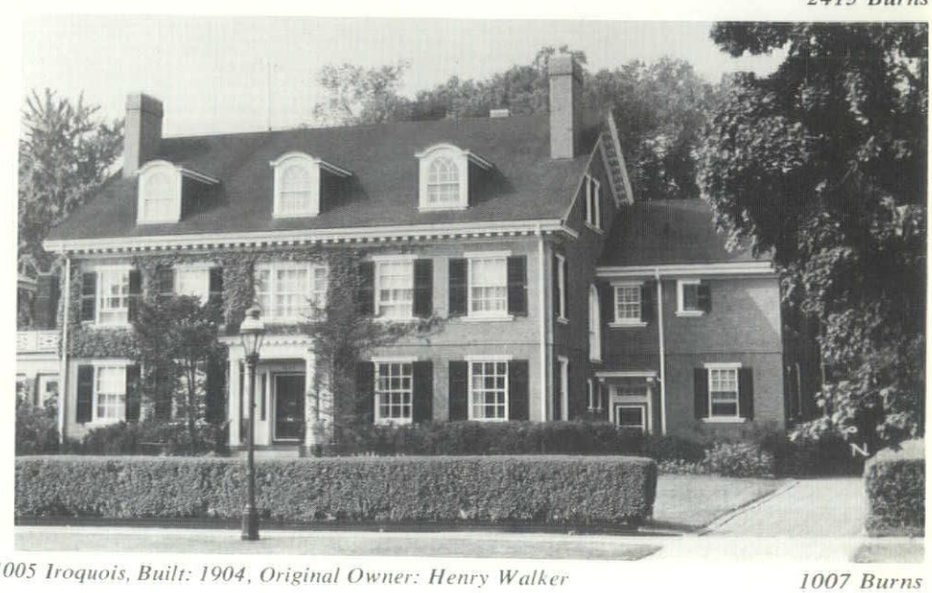


1443 Seminole, Built: 1909, Original Owner: Walter Parker Sr.

2415 Burns

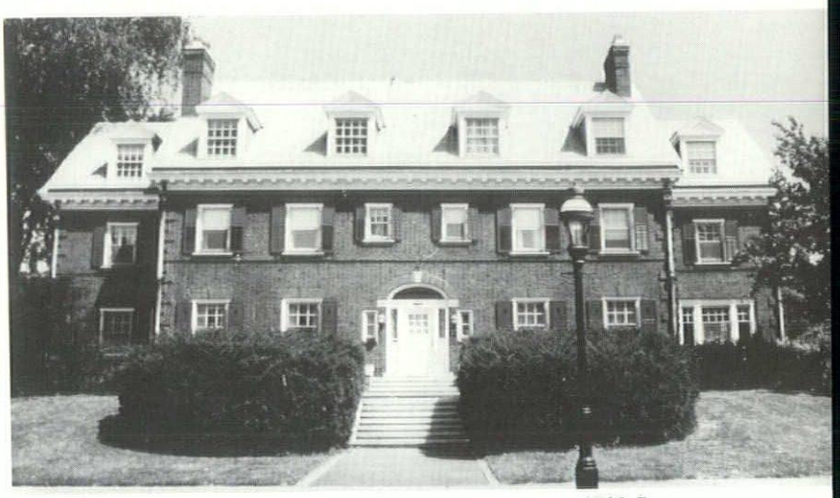


1005 Iroquois, Built: 1904, Original Owner: Henry Walker

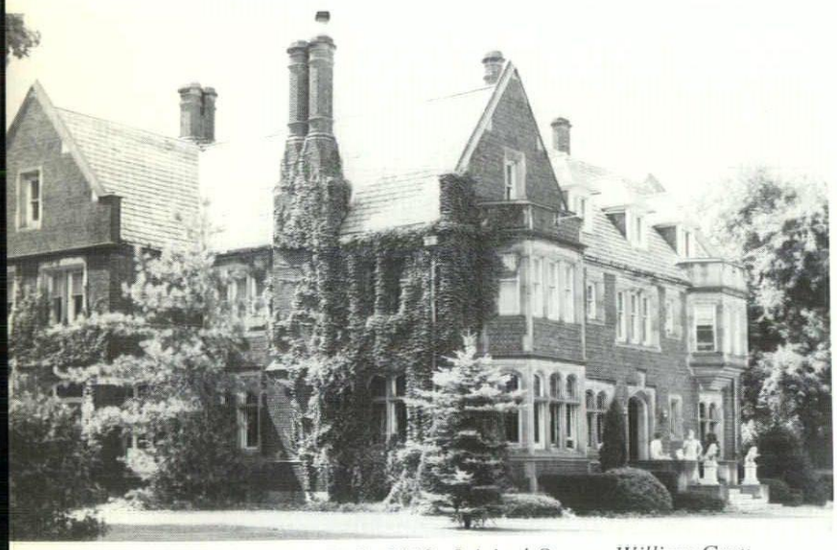


1007 Burns

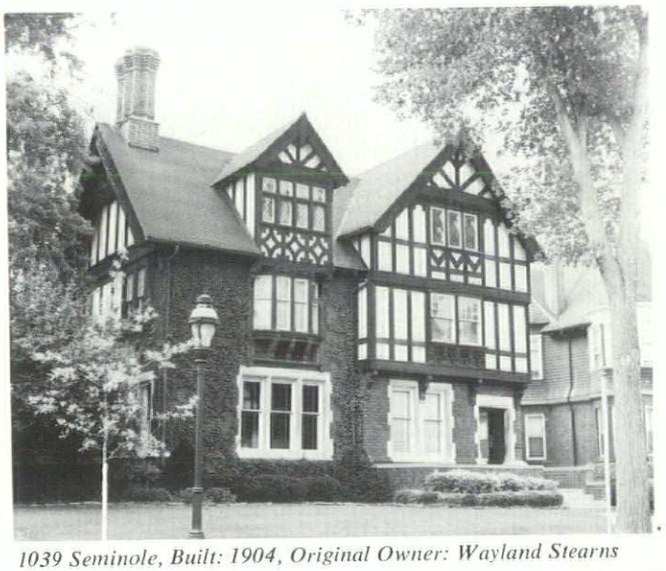
1037 Iroquois



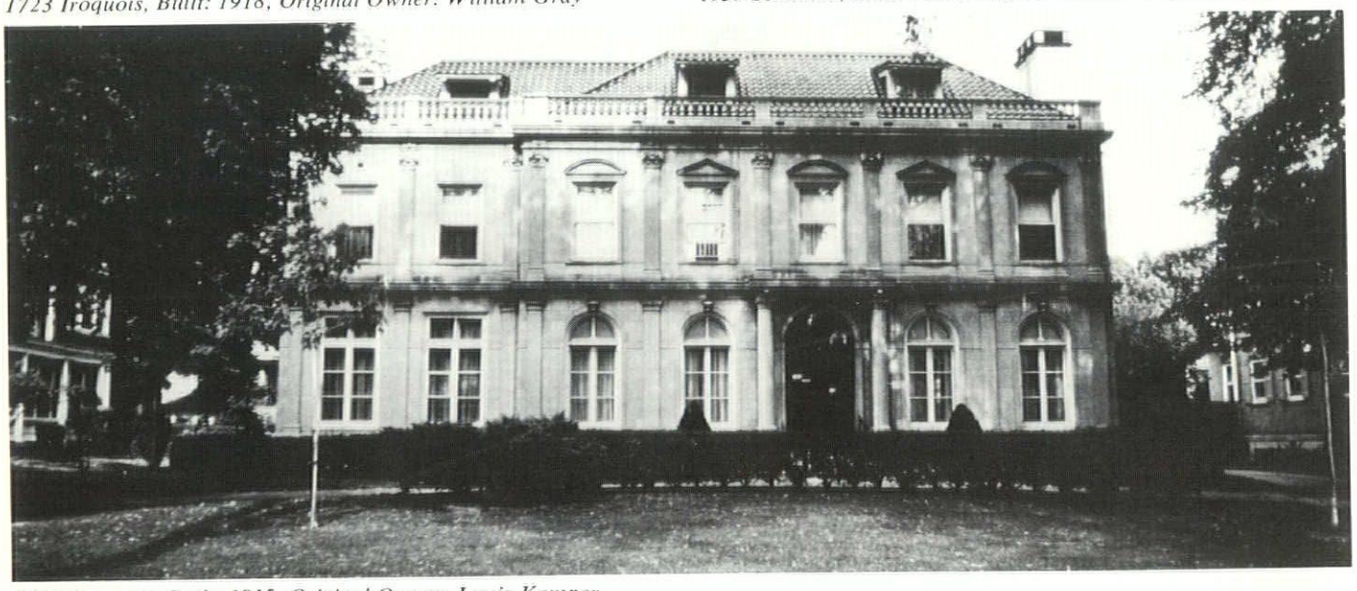
1730 Burns



1723 Iroquois, Built: 1918, Original Owner: William Gray



1039 Seminole, Built: 1904, Original Owner: Wayland Stearns



2150 Iroquois, Built: 1915, Original Owner: Louis Kamper

Stove

Casino, Belle Isle

THREATENED

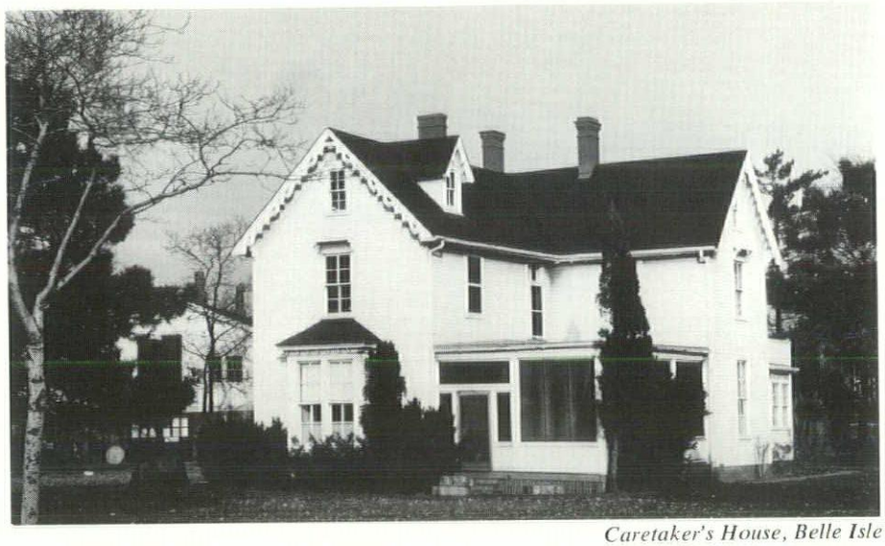
The accompanying photographs are of buildings deemed worthy of preservation. Due to present neglect or lack of value assigned to them by present owners or the ever-present problem of cost of maintenance and taxes exceeding possible income, they are considered to be "threatened".

Two of these have had proposals for adaptive use. The Michigan Central Terminal has been proposed tentatively by the Detroit Historic Commission, as a history of Detroit transportation installation with interpretive exhibits inside and exhibition of some rolling stock in the yards. Presently as can be seen in the recent photograph, the large waiting room, probably the best interior space in the city, is used for storage.

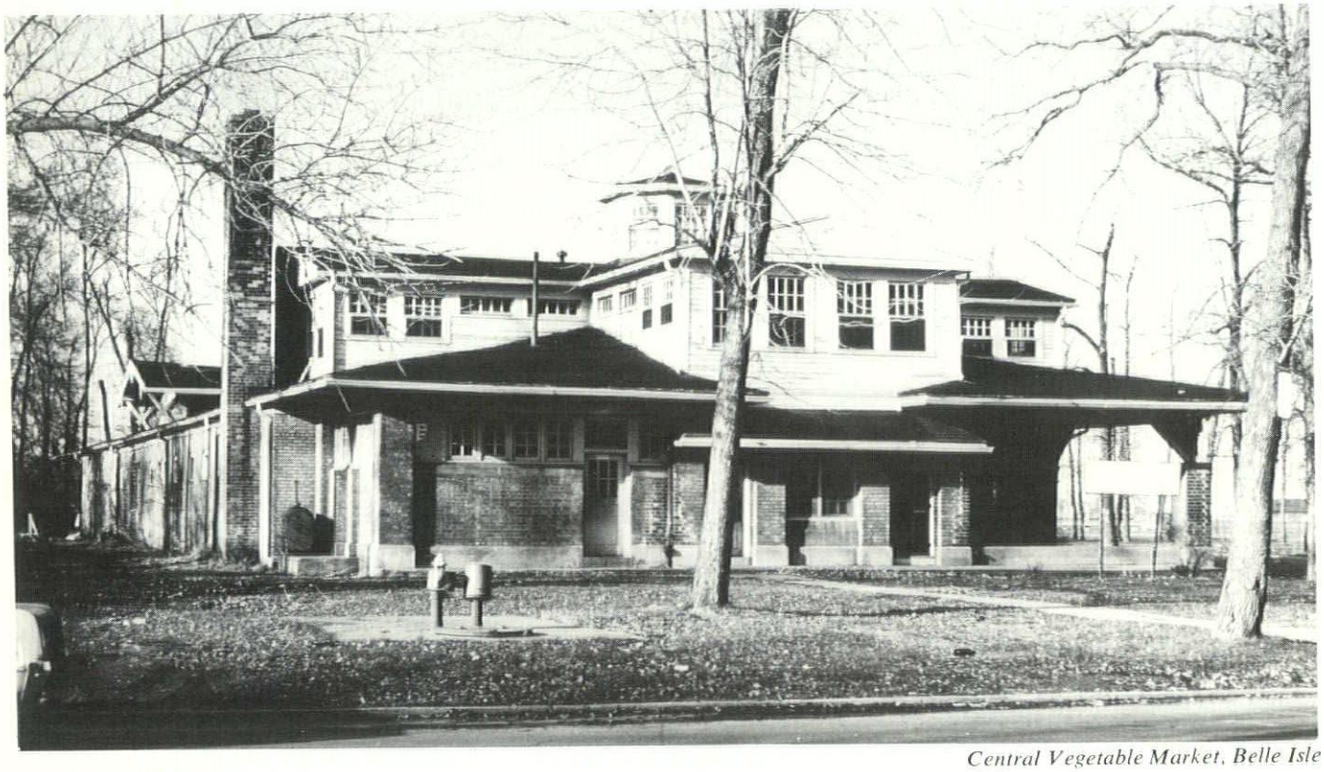
The 12th and Grand River police station has been proposed as a police museum. It has been proposed that the "stove" be relocated at the approach to Belle Isle. This is not an exhaustive list and the Committee would appreciate hearing of other threatened structures of merit and any proposals for these or other buildings for adaptive use.

Belle Isle Coach Station

Carriage House—Elmwood Cemetery

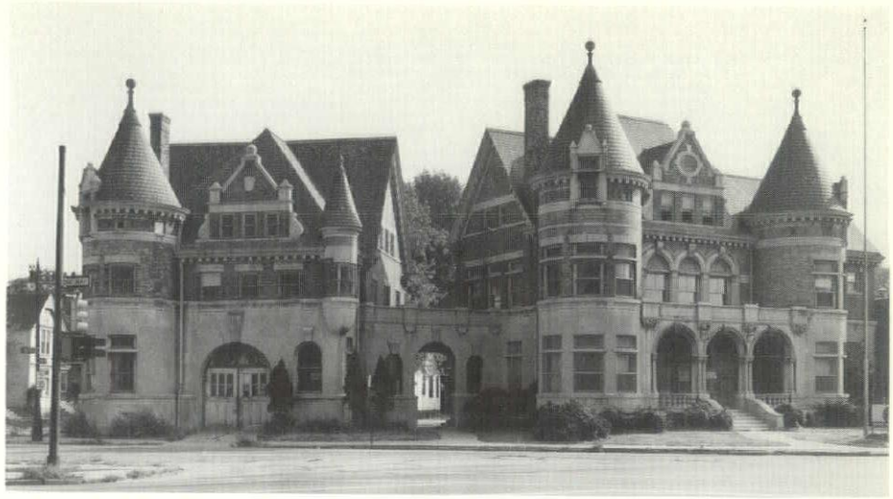


Caretaker's House, Belle Isle



Central Vegetable Market, Belle Isle

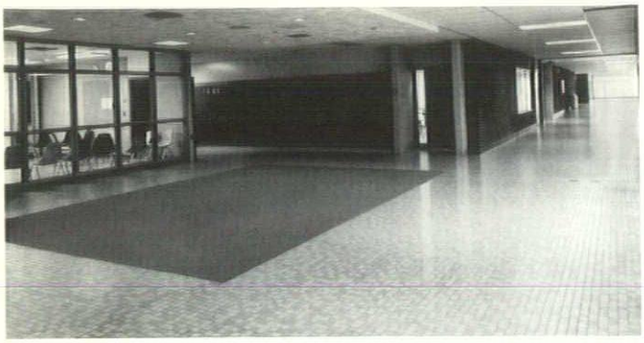
Fort St. Union Depot



12th Street Police Station

Workers Houses—St. Aubin at Waterloo

Hunt Street Police Station



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Jay Pettitt Named Director

Jay Pettitt, AIA, has been named Assistant Director of Architecture of Albert Kahn Associates.

A Vice President of the firm since 1967, Pettitt has been principal-in-charge of many projects, including Henry Ford Hospital expansion programs and various University of Michigan buildings.

Project Checklist and Owners Instruction of Bonds and Insurance Available

Two new documents, Project Checklist and Owners Instructions for Bonds and Insurance, which will assist architects in achieving more efficient office management, have been issued by the American Institute of Architects.

Project checklist (D200) is a convenient listing of the tasks a practitioner normally would perform on a given project. The proper use of the checklist will assist him in recognizing the tasks required of him and in locating the data necessary to carry out his responsibilities.

The checklist's introduction suggests that it should be started at the time the architect is notified that he is being considered for a prospective project and should be maintained throughout the life of the project.

It is designed to be part of the Architect's Project Record and assumes the use of Standard AIA Documents and MASTERSPEC; for particular tasks, reference is made to the applicable documents.

The Owners Instructions for Bonds and Insurance (G610) is designed to secure insurance and bond information from the owner of a project in accordance with the requirements of the General Conditions. It should be sent to the owner for his completion.

(Architects are cautioned not to give insurance advice or information regarding types or amounts of coverage as this is not covered by professional liability insurance.)

These and other AIA Contract Documents and Accounting Forms are available from the Michigan Society of Architects, 28 West Adams, Detroit, Michigan 48226.

Buying Land? Get The Facts Before Investing

The Michigan Department of Licensing & Regulation Land Sales Division has published a new pamphlet on facts and recommendations for buying land in Michigan.

The following are some of the points listed in the pamphlet.

Michigan's Land Sales Act will not be effective until October 1, 1973.

No property located within the boundaries of the State of Michigan has been inspected or registered for sale pursuant to 1972 P. A. 286, as amended.

Effective October 1, 1973, the Land Sales Division, Michigan Department of Licensing and Regulation will have the authority and responsibility to examine, register and regulate the promotion and sale of subdivided lands.

To assist those who are interested in buying land before October 1, 1973 we will offer these points for your guidance in considering the purchase of land.

1. It is recommended that you visit the property for personal inspection prior to signing any sales.

2. The Real Estate License Law is intended to provide the following safeguards for purchasers who deal with licensed brokers or salesmen:

a. offerings of licensees must not be made so as to mislead.

b. purchase agreements must contain all the terms of transaction.

c. misrepresentation and false promises are prohibited.

d. all money must be placed in a trust account pending consummation of the transaction.

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Ask to see the salesperson's pocket license card if you wish to determine whether or not that person is licensed.

3. Request a copy of the federal property report if one is required by the U. S. Department of Housing and Urban Development (HUD).

4. If the property you inspect is being offered as a homesite:

a. check with the County Health Department (where land is located) to see if water supply and septic system permits are available.

b. check availability of utilities, i.e., telephone, electricity, gas or propane.

c. check accessibility to the site.

5. Check availability of an abstract or title insurance for the property to assure a clear and marketable title.

6. In addition to quoted selling price of property, inquire about finance or service charges, taxes, special assessments, closing costs, association or maintenance fees.

7. Read carefully all forms presented to you by a salesperson.

8. Before you sign a contract for the purchase of land, make certain:

a. it contains all verbal promises made by a salesperson.

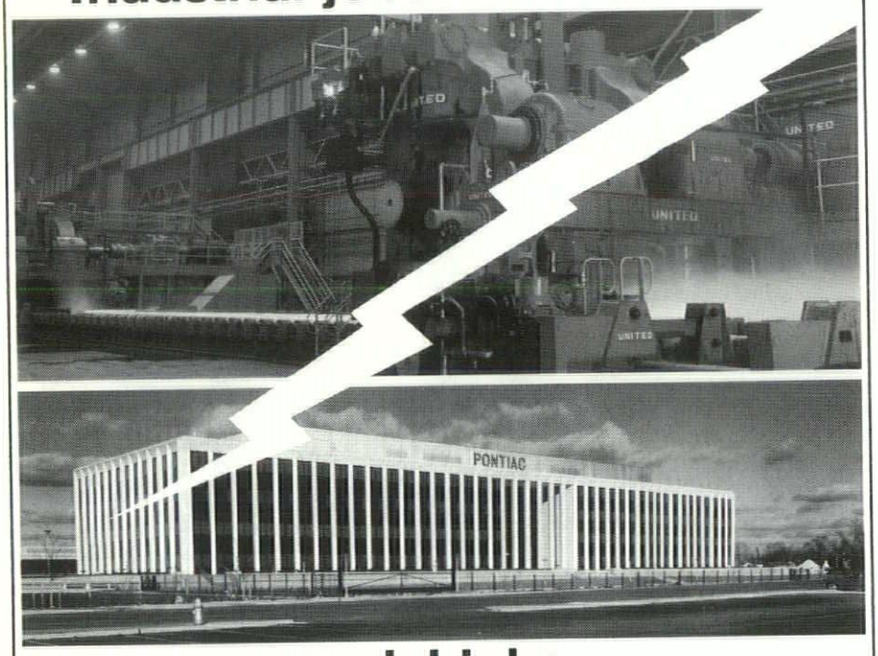
b. all blanks are filled in on the forms.

c. you do not waive any right offered to you as a purchaser.

d. you receive a copy of all documents.

For further information please contact the Michigan Department of Licensing & Regulation, Land Sales Division, 1008 S. Washington, Lansing, Michigan 48926, phone (517) 373-7360.

Industrial jobs . . .



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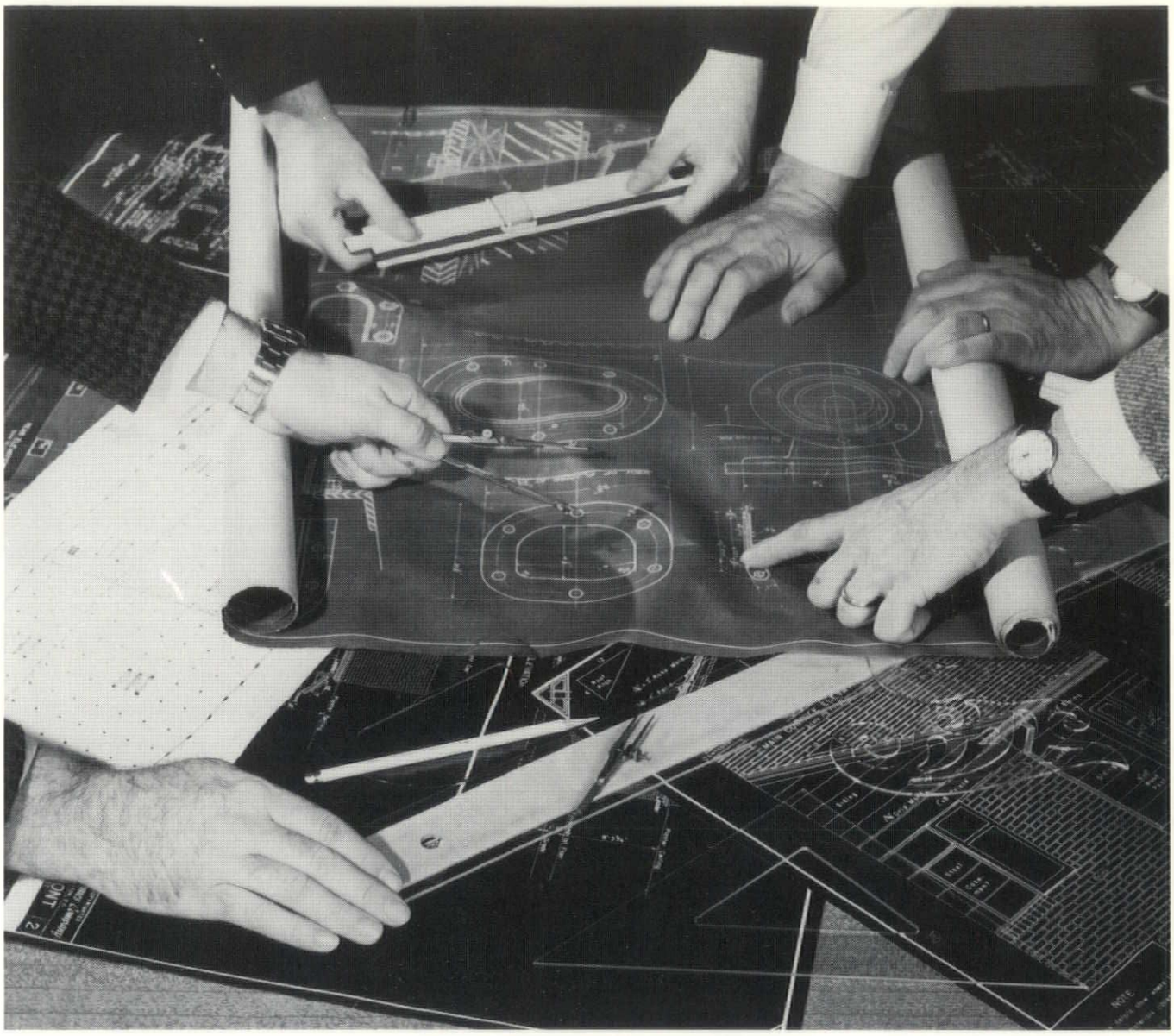

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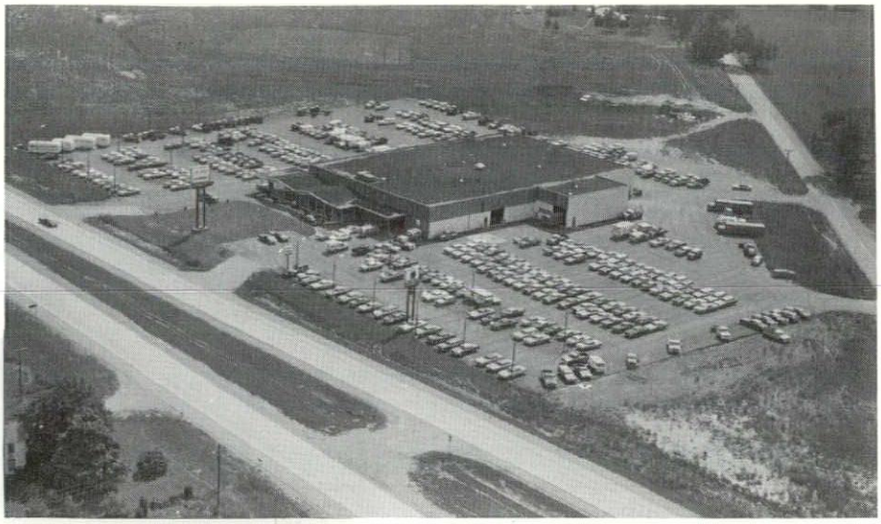

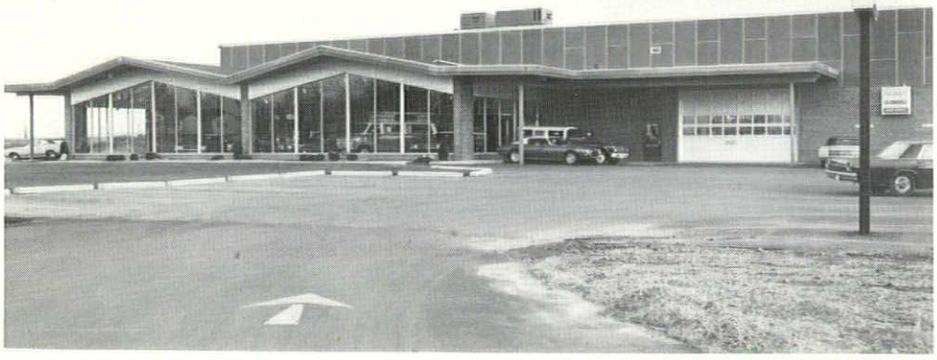

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